

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : 115TH STREET BRANCH LIBRARY  
**Address** : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD  
**Borough** : MANHATTAN **Agency's Number** : 001  
**Program / Asset #** : NPL0001.000 / 13353 **Yr Built/Renovated** : 1908 / 2006  
**Area Sq Ft** : 13,800 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 16-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1831 **Lot** : 26 **BIN** : 1055236

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture	\$47,600	
Electrical	\$4,900	
Mechanical		\$69,000
<b>Total</b>	<b>\$52,500</b>	<b>\$69,000</b>
Importance Code B	\$52,500	\$69,000
<b>Total</b>	<b>\$52,500</b>	<b>\$69,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$13,200		\$6,200	\$1,200
Interior Architecture	\$2,100	\$700	\$8,700	\$30,200
Electrical	\$1,600	\$1,300	\$15,600	\$1,700
Mechanical	\$1,500	\$1,800	\$6,100	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$22,400</b>	<b>\$7,800</b>	<b>\$40,500</b>	<b>\$39,300</b>
Importance Code A	\$13,900	\$700	\$6,900	\$1,900
Importance Code B	\$8,500	\$6,700	\$33,600	\$37,400
Importance Code C		\$400		
<b>Total</b>	<b>\$22,400</b>	<b>\$7,800</b>	<b>\$40,500</b>	<b>\$39,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**115TH STREET BRANCH LIBRARY**  
**Asset # : 13353**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$21,400	
Masonry: Limestone	25%			LIFE	**	5	\$6,200	
Metal Panel	10%			2034	**	5-10	\$22,600	
Windows								
Aluminum	50%			2040	**	5	\$2,500	
Wood	50%			2032	**	5	\$25,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	
Masonry: Brick	85%			LIFE	**	5	\$900	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Slate	5%			LIFE	**	5	\$100	
Roof								
Asphalt Shingle	45%			2027	**	10	\$700	
Modified Bitumen	50%			2024	\$31,000	10	\$4,900	
Skylight, Metal/Glass	5%			2034	**	10	\$1,600	
<b>Interior</b>								
Floors								
Carpet	10%			2020	\$28,600	3	\$4,100	
Cast in Place Concrete	7%			LIFE	**	5	\$3,200	
Ceramic Tile	3%			2033	**	5	\$600	
Marble Panels	5%			LIFE	**	5	\$800	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	25%	Now	\$47,600	2034	**	3	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i> <i>Location : Basement</i> <i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement</i> <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement</i>								
Wood	45%			2039	**	5	\$17,400	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$900	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	15%			LIFE	**	5	\$2,600	
Plaster	60%			LIFE	**	5	\$5,200	
Wood	17%			LIFE	**	5	\$19,500	
Ceilings								
AcousTile,Adhered	10%			2037	**	5	\$2,100	
Plaster	90%			LIFE	**	5	\$11,600	
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								

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**115TH STREET BRANCH LIBRARY**  
**Asset # : 13353**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	\$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	\$300	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	* *	10	\$11,400	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2029	* *	10	\$600	
T-5 Lamps, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Fluorescent	3%			2029	* *	10	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stair Cases								
Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	1%			2019	\$4,900	10	\$100	
T-12 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Incandescent	1%			2029	* *	2		
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$1,700	
Exit, LED	30%			2052	* *	1		
Exit, Service	20%			2029	* *	1		
Exterior Lighting								
Incandescent	100%			2029	* *	2		
Alarm								
Security System								
Generic	100%			2032	* *	1	\$5,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System, Motion Sensors								

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**Asset # : 13353**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Alarm**

Fire/Smoke Detection  
Generic

100% 2032 \* \* 1-3 \$8,800  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Heating**

Energy Source  
Natural Gas

100% 2034 \* \* 1  
*Other Observation, Extent : Severe, Area Affected : 1%*  
*Location : Basement*  
*Explanation : Hazard! Gas Meter Is Located Next To Electrical Control Board*

Conversion Equipment  
Hot Water Boiler

100% 2029 \* \* 1 \$6,800  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100% 2032 \* \* 4 \$700

Terminal Devices

Convactor/Radiator

100% 2029 \* \* 1 \$4,500

**Air Conditioning**

Energy Source  
Electricity

100% 2032 \* \* 1

Conversion Equipment

Ext Pkg Unit - Cooling

100% 2024 \$69,000 2 \$800  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : 4 Roof Top Units*

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$7,700

Exhaust Fans

Roof

100% 2024 \$11,900 2 \$400

**Plumbing**

H/C Water Piping  
Brass/Copper

100% 2034 \* \* 1

Water Heater

Gas Fired

100% 2019 \$3,500 2 \$200

Sanitary Piping

Cast Iron

100% LIFE \* \* 1

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2034	* *	1-2	\$1,500	
	Fire Pump								
	Generic	100%			2027	* *	1	\$2,600	

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : 125TH STREET BRANCH LIBRARY  
**Address** : 224 EAST 125TH ST. NEAR THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : 002  
**Program / Asset #** : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010  
**Area Sq Ft** : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 17-Jun-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1789 **Lot** : 37 **BIN** : 1054674

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$204,400	
Electrical		\$110,300
Mechanical	\$47,100	
<b>Total</b>	<b>\$251,500</b>	<b>\$110,300</b>
Importance Code A	\$204,400	
Importance Code B	\$47,100	\$110,300
<b>Total</b>	<b>\$251,500</b>	<b>\$110,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$9,500		\$9,700	
Interior Architecture	\$41,100	\$1,500	\$500	\$211,000
Electrical	\$200	\$400	\$3,200	\$300
Mechanical	\$53,400	\$1,400	\$7,900	\$1,400
<b>Total</b>	<b>\$104,200</b>	<b>\$3,300</b>	<b>\$21,300</b>	<b>\$212,700</b>
Importance Code A	\$43,600	\$700	\$10,600	\$700
Importance Code B	\$50,100	\$1,600	\$10,700	\$212,000
Importance Code C	\$10,500	\$1,000		
<b>Total</b>	<b>\$104,200</b>	<b>\$3,300</b>	<b>\$21,300</b>	<b>\$212,700</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**125TH STREET BRANCH LIBRARY**  
**Asset # : 13354**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	75%			LIFE	* *	5	\$21,100	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	Masonry: Limestone	25%	Now	\$46,200	LIFE	* *	5	\$5,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : North Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
Windows									
	Aluminum	50%	Now	\$56,600	2040	* *	5	\$1,200	
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	50%	2-4	\$101,600	2049	* *	5	\$12,500	2
		Split/Cracked, Extent : Severe, Area Affected : 100%							
		Location : North And South Facades							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
Parapets									
	Masonry: Brick	65%			LIFE	* *	5	\$800	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$1,000	LIFE	* *	5	\$200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North, East And West Facades							
	Metal Rail	25%			2022	\$8,600	5-10	\$5,400	
Roof									
	Modified Bitumen	98%			2029	* *	10	\$9,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	0-2	\$6,400	2034	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
		Location : Throughout							

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**NEW YORK PUBLIC LIBRARY - 035**  
**125TH STREET BRANCH LIBRARY**  
**Asset # : 13354**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Floors

Carpet	70%			2020	\$203,000	3		\$29,400	
Ceramic Tile	5%			2033	**	5		\$1,000	
Vinyl Tile	10%	Now		2034	**	3		\$800	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Third Floor*

*Loose/Delam Surface, Extent : Moderate, Area Affected : 35%*

*Location : Third Floor*

*Worn/Eroded, Extent : Moderate, Area Affected : 75%*

*Location : Third Floor*

Vinyl Tile	15%			2029	**	3		\$1,600	
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## Interior Walls

Ceramic Tile	5%			2033	**	5		\$2,000	
Glass: Single Pane	5%			LIFE	**	5		\$1,500	
Gypsum Board	10%			LIFE	**	5		\$2,400	
Plaster	65%			LIFE	**	5		\$7,800	
Plaster	15%	Now		LIFE	**	5		\$1,800	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : First, Second And Third Floors*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Third Floor*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Third Floor*

## Ceilings

AcousTile,Adhered	5%			2029	**	5		\$1,100	
AcousTileSusp.Lay-In	5%			2037	**	5		\$1,100	
Exposed Concrete	10%			LIFE	**	5		\$300	
Gypsum Board	10%			LIFE	**	5		\$2,600	
Plaster	60%			LIFE	**	5		\$7,900	
Plaster	10%	Now		LIFE	**	5		\$1,300	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Throughout 3rd Floor*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Third Floor*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Third Floor*

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2024	\$1,600	5		\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch*

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**125TH STREET BRANCH LIBRARY**  
**Asset # : 13354**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$35,000	5	\$400	
Raceway								
Conduit	95%			2024	\$32,300	1		
Conduit	5%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	25%			2040	* *	5	\$100	
Molded Case Bkrs	70%			2023	\$11,300	5	\$300	
Wiring								
Thermoplastic	20%			2044	* *	1		
Thermoplastic	5%			2050	* *	1		
Thermoplastic	75%			2024	\$22,500	1		
Motor Controllers								
Locally Mounted	80%			2022	\$26,200	5	\$100	
Locally Mounted	20%			2041	* *	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2034	* *	10	\$8,400	
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 70% Location : Throughout The Building</i>							
Fluorescent	20%			2029	* *	10	\$2,600	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 15% Location : Offices &amp; Basement</i>							
Fluorescent	5%			2024	\$25,100	10	\$600	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 5% Location : Basement</i>							
Incandescent	10%			2024	\$50,200	2		
Egress Lighting								
Emergency, Service	70%			2024	\$5,200	1		
Exit, Service	30%			2024	\$700	1		
Exterior Lighting								
HID	100%			2029	* *	10		
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	40%			2034	* *	1	\$2,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Heating**

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**Asset # : 13354**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2044	**	1			
Other Observation, Extent : Light, Area Affected : 100%									
Location : In Vault									
Explanation : Old Oil Tank Is Still Present									
Conversion Equipment									
Hot Water Boiler	100%	Now	\$34,200	2044	**	1	\$6,200		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : One Boiler									
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$1,500	2032	**	4	\$700		
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%									
Location : Boiler Room									
Terminal Devices									
Convactor/Radiator	100%			2029	**	1	\$4,500		
Air Conditioning									
Energy Source									
Electricity	100%			2040	**	1			
Terminal Devices									
Direct Expansion	100%			2019	\$47,100	1			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units In Basement, One Unit In 2nd Floor Mechanical Room									
Explanation : 3 Units With Refrigerant R-22									
Heat Rejection									
Air Condenser Unit	100%	Now	\$9,100	2029	**	2	\$7,800		
Corroded, Extent : Severe, Area Affected : 30%									
Location : Roof - Air Condenser Unit To Be Replaced									
Other Observation, Extent : Light, Area Affected : 1%									
Location : 2 Units Are Located In Side Yard - One Unit Is Located On Roof									
Explanation : 3 Units									
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800		
Exhaust Fans									
Interior	100%			2024	\$16,800	2	\$400		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2029	**	1			
Water Heater									
Gas Fired	100%			2019	\$3,500	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
Sump Pump(s)									
Submersible	100%			2017	\$7,200	4	\$2,500		
Fixtures									
Generic	100%								

**Fire Suppression**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**125TH STREET BRANCH LIBRARY**  
**Asset # : 13354**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2034	* *	1-2	\$1,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : 67TH STREET BRANCH LIBRARY  
**Address** : 328 EAST 67TH ST. @SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : S04  
**Program / Asset #** : NPL0S04.000 / 13366 **Yr Built/Renovated** : 1905 / 2005  
**Area Sq Ft** : 16,482 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 16-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1441 **Lot** : 38 **BIN** : 1044749

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$60,700	
Interior Architecture	\$116,100	
Electrical	\$10,800	
Mechanical		\$86,200
<b>Total</b>	<b>\$187,600</b>	<b>\$86,200</b>
Importance Code A	\$60,700	
Importance Code B	\$126,900	\$86,200
<b>Total</b>	<b>\$187,600</b>	<b>\$86,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$28,000		\$1,400	\$1,900
Interior Architecture	\$40,900	\$400		\$800
Electrical	\$1,900	\$1,500	\$18,800	\$2,100
Mechanical	\$1,600	\$1,300	\$2,900	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$76,400</b>	<b>\$7,200</b>	<b>\$26,900</b>	<b>\$11,000</b>
Importance Code A	\$28,800	\$800	\$2,200	\$2,700
Importance Code B	\$41,100	\$6,400	\$24,700	\$8,300
Importance Code C	\$6,400			
<b>Total</b>	<b>\$76,400</b>	<b>\$7,200</b>	<b>\$26,900</b>	<b>\$11,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$28,000	LIFE	**	5	\$9,400	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : South Facade								
Masonry: Granite	5%			LIFE	**	5	\$500	
Masonry: Limestone	25%			LIFE	**	5	\$2,700	
Metal Panel	5%			2034	**	5-10	\$5,000	
Windows								
Aluminum	100%			2040	**	5	\$3,800	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$700	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Masonry: Limestone	10%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	100%	2-4	\$60,700	2034	**			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Over Old Apartment								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Old Apartment								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	3%			2033	**	5	\$700	
Marble Panels	5%	Now	\$17,700	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Entrance								
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	25%			2029	**	3	\$3,100	
Wood	47%	Now	\$75,800	2039	**	5	\$10,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%	Now	\$40,300	2064	**	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Interior Walls

Ceramic Tile	5%			2027	**	5		\$800	
Gypsum Board	15%			LIFE	**	5		\$1,400	
Plaster	70%			LIFE	**	5		\$3,200	
Plaster	5%	Now		\$6,000	LIFE	**	5	\$200	

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : Old Apartment*

*Loose/Delam Surface, Extent : Severe, Area Affected : 50%*

*Location : Old Apartment*

Wood	5%			LIFE	**	5		\$3,000	
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## Ceilings

Plaster	95%			LIFE	**	5		\$14,600	
Plaster	5%	Now		\$16,000	LIFE	**	5	\$800	

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : Old Apartment*

*Loose/Delam Surface, Extent : Severe, Area Affected : 50%*

*Location : Old Apartment*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Old Apartment*

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2044	**	5		\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5		\$100	
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## Raceway

Conduit	50%			2024		\$15,500	1		
Conduit	50%			2044	**		1		

## Panelboards

Fused Disc Sw	2%			2040	**	5			
Molded Case Bkrs	98%			2040	**	5		\$400	

## Wiring

Thermoplastic	70%			2044	**	1			
Thermoplastic	30%			2024		\$8,200	1		

## Motor Controllers

Locally Mounted	80%			2037	**	5		\$100	
Locally Mounted	20%			2029	**	5			

## Ground

## Grounding Devices

Not Accessible	100%								
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Lighting**

## Interior Lighting

## Fluorescent

82%

2029

\* \*

10

\$12,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Compact Fluorescent Light Fixtures*

## Fluorescent

12%

2029

\* \*

10

\$1,800

*T-5 Lamps, Extent : Moderate, Area Affected : 100%**Location : Stair Cases*

## Fluorescent

4%

2029

\* \*

10

\$600

*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Offices*

## Fluorescent

2%

2019

\$10,800

10

\$300

*T-12 Lamps, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Egress Lighting

## Emergency, Battery

50%

2029

\* \*

10

\$2,000

## Exit, LED

50%

2052

\* \*

1

## Exterior Lighting

## HID

100%

2029

\* \*

10

\$100

**Alarm**

## Security System

## Generic

100%

2029

\* \*

1

\$6,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

## Generic

100%

2029

\* \*

1-3

\$10,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Manual Pull Station And Strobe Lights*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

## Natural Gas

100%

2034

\* \*

1

## Conversion Equipment

## Furnace

70%

2024

\$14,000

1

\$5,700

*Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 4 Roof Top Package Units*

## Hot Water Boiler

30%

2029

\* \*

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 30%**Location : Basement Boiler Room**Explanation : 1 Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Distribution								
	Hot Wtr Piping/Pump	30%			2032	* *	4	\$200	
	No Component	70%							
Terminal Devices									
	Convactor/Radiator	30%			2029	* *	1	\$1,600	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%			2024	\$86,200	2	\$800	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 4 Roof Top Package Units							
	Split Unit	20%			2029	* *			
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Roof							
Terminal Devices									
	Fan Coil - Cooling	20%			2029	* *	1	\$1,100	
	No Component	80%							
Heat Rejection									
	Air Condenser Unit	20%			2029	* *	2	\$2,300	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	
Exhaust Fans									
	Roof	100%			2024	\$13,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$3,800	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : B-3*

*Explanation : 1 Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : 96TH STREET BRANCH LIBRARY  
**Address** : 112 EAST 96TH ST. NEAR PARK AVE.  
**Borough** : MANHATTAN **Agency's Number** : N02  
**Program / Asset #** : NPL0N02.000 / 13352 **Yr Built/Renovated** : 1905 / 2013  
**Area Sq Ft** : 13,615 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1524 **Lot** : 64 **BIN** : 1048501

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$41,400
Interior Architecture	\$57,900	
Electrical	\$446,400	
Mechanical		\$62,300
<b>Total</b>	<b>\$504,200</b>	<b>\$103,700</b>
Importance Code A		\$41,400
Importance Code B	\$504,200	\$62,300
<b>Total</b>	<b>\$504,200</b>	<b>\$103,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,600			
Interior Architecture	\$167,700		\$900	\$6,400
Electrical	\$48,800	\$7,500	\$49,100	
Mechanical	\$3,200	\$1,400	\$2,500	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$230,400</b>	<b>\$12,800</b>	<b>\$56,400</b>	<b>\$12,500</b>
Importance Code A	\$7,300	\$700	\$2,200	\$700
Importance Code B	\$223,100	\$12,100	\$54,300	\$11,800
Importance Code C				
<b>Total</b>	<b>\$230,400</b>	<b>\$12,800</b>	<b>\$56,400</b>	<b>\$12,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**96TH STREET BRANCH LIBRARY**  
**Asset # : 13352**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Exterior

## Exterior Walls

Masonry: Brick	75%			LIFE	**	5	\$29,600	
Masonry: Limestone	25%			LIFE	**	5	\$7,400	

## Windows

Aluminum	100%			2027	**	5	\$4,700	
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## Parapets

Masonry: Brick	90%	Now	\$4,300	LIFE	**	5	\$1,500	
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*Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%*

*Location : Throughout*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

Masonry: Limestone	10%			LIFE	**	5	\$200	
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## Roof

Built-Up (BUR)	100%			2024		10	\$9,100	
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## Interior

## Floors

Carpet	65%			2017	\$161,400	3	\$25,500	
Vinyl Tile	35%			2019	\$57,900	3	\$2,600	

## Interior Walls

Plaster	100%			LIFE	**	5	\$11,100	
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## Ceilings

Plaster	100%			LIFE	**	5	\$12,300	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2019	\$1,500	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2019	\$32,000	5	\$100	
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## Raceway

Conduit	30%			2019	\$9,300	1		
Conduit	70%			2029	**	1		

## Panelboards

Molded Case Bkrs	50%			2018	\$7,400	5	\$200	
Molded Case Bkrs	50%			2027	**	5	\$200	

## Wiring

Braided Cloth	30%	2-4	\$8,200	2044	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	70%			2029	**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**96TH STREET BRANCH LIBRARY**  
**Asset # : 13352**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2017	\$29,900	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2019	\$223,200	10	\$6,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	50%			2017	\$223,200	10	\$6,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2017	\$3,300	1		
Exit, Service	50%			2017	\$1,000	1		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$6,700	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2032	* *	1	\$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2024	\$62,300	2	\$800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	
Exhaust Fans								
Roof	100%			2024	\$10,700	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2032	* *	1		
Water Heater								
Electric	100%			2017	\$2,100	4	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**96TH STREET BRANCH LIBRARY**  
**Asset # : 13352**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,000	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : AGUILAR BRANCH LIBRARY  
**Address** : 174 EAST 110TH ST. NEAR THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : A01  
**Program / Asset #** : NPL0A01.000 / 13323 **Yr Built/Renovated** : 1905 / 2007  
**Area Sq Ft** : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 03-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1637 **Lot** : 141 **BIN** : 1052167

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$190,600
Mechanical		\$189,800
<b>Total</b>		<b>\$380,400</b>
Importance Code B		\$380,400
<b>Total</b>		<b>\$380,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$127,000			
Interior Architecture	\$92,700	\$500	\$5,300	\$2,000
Electrical	\$8,300	\$100	\$10,800	\$100
Mechanical	\$2,300	\$1,800	\$6,800	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$234,200</b>	<b>\$6,300</b>	<b>\$26,800</b>	<b>\$8,200</b>
Importance Code A	\$127,700	\$700	\$700	\$700
Importance Code B	\$97,500	\$5,600	\$26,100	\$7,500
Importance Code C	\$9,000			
<b>Total</b>	<b>\$234,200</b>	<b>\$6,300</b>	<b>\$26,800</b>	<b>\$8,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	10%	0-2	\$16,900	LIFE		**		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Front Facade							
	Explanation : Painted Finish Resembles Bronze							
Masonry: Brick	68%	Now	\$20,900	LIFE		**	5	\$7,000
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Rear Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Rear Facade							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Rear Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Rear Facade							
Masonry: Limestone	20%	2-4	\$24,700	LIFE		**	5	\$1,500
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : At Both Sides Of Front Entrance Steps							
	Worn/Eroded, Extent : Severe, Area Affected : 10%							
	Location : At Both Sides Of Front Entrance Steps							
Stucco Cement	2%	Now	\$600	2037		**	5	\$300
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At Chimney							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Chimney							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Chimney							
	Explanation : Stucco Over Brick							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	80%	Now	\$24,800	2040	* *	5	\$1,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
Location : Second Floor								
Metal Clad	5%	0-2	\$9,600	2049	* *	5	\$600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Rear Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Rear Facade At 3rd Floor								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Rear Facade At Third Floor								
Metal Louvers	5%	2-4	\$600	2027	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	10%	Now	\$10,400	2049	* *	5	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Windows At 2nd Floor Story Hour Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Windows At 2nd Floor Story Hour Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Windows At 2nd Floor Story Hour Room								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Windows At 2nd Floor Story Hour Room								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,200	LIFE	* *	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Coping At Upper Parapet								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping At Upper Parapet								
Masonry: Brick	30%	2-4	\$1,700	LIFE	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior Face At Upper Parapet								
Explanation : Stucco On Brick								
Masonry: Brick	25%	2-4	\$2,800	LIFE	* *	5	\$500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout Lower Parapet								
Masonry: Brick	20%	Now	\$2,200	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Rear Facade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Rear Facade								
Metal Panel	10%	2-4	\$1,500	2044	* *	5	\$400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal: Cage/Fence	10%			2037	* *	5-10	\$1,500	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Along Side Walls								
Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings								
Roof								
Modified Bitumen	100%	2-4	\$8,400	2029	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Roof								
Debris Present, Extent : Moderate, Area Affected : 10%								
Location : On Central Roof - 3rd Floor Level								

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	50%			2025	\$132,900	3	\$15,800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : First And Second Floors							
Carpet	15%	4+	\$39,900	2026	\$39,900	3	\$4,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Multipurpose Room							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Multipurpose Room							
Ceramic Tile	5%			2033	* *	5	\$1,100	
Glass Block	2%	Now	\$1,500	2039	* *	1		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Balcony At Main Reading Room							
Vinyl Tile	15%	2-4	\$2,700	2029	* *	3	\$1,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	13%	Now	\$26,800	2052	* *	5	\$2,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Old Custodial Apartment							
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
	Location : Wood Stair At Back Of Building Up To Custodial Apartment							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Old Custodial Apartment							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : Old Custodial Apartment							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Back Of Building Up To Custodial Apartment							
	Explanation : Creaking Wood Stair							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	2%	2-4	\$500	2033	* *	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Glass: Single Pane	2%			LIFE	* *	5	\$300	
	Gypsum Board	60%			LIFE	* *	5	\$7,000	
	Masonry: Brick	3%	Now	\$500	LIFE	* *			
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Boiler Room In Basement							
	Plaster	10%			LIFE	* *	5	\$600	
	Plaster	15%	Now	\$6,900	LIFE	* *	5	\$900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Old Custodial Apartment							
		Paint Peeling, Extent : Severe, Area Affected : 100%							
		Location : Old Custodial Apartment							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Old Custodial Apartment							
	Wood	5%	4+	\$1,100	LIFE	* *	5	\$3,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Wainscots Throughout							
	Wood	3%			LIFE	* *	5	\$2,300	
Ceilings									
	AcousTileSusp.Lay-In	5%			2037	* *	5	\$1,100	
	Gypsum Board	80%			LIFE	* *	5	\$21,000	
	Plaster	15%	Now	\$12,300	LIFE	* *	5	\$2,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Old Custodial Apartment							
		Paint Peeling, Extent : Severe, Area Affected : 100%							
		Location : Old Custodial Apartment							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Old Custodial Apartment							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2024	\$1,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2024	\$32,000	5	\$100	
Raceway									
	Conduit	20%			2044	* *	1		
	Conduit	80%			2024	\$24,800	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2040	* *	5		
Molded Case Bkrs	30%			2023	\$4,400	5	\$100	
Molded Case Bkrs	60%			2040	* *	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,200	2049	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	70%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2029	* *	10	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2024	\$138,100	10	\$3,900	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2029	* *	10	\$1,300	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$1,700	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$52,500	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Vacant Apartment</i>								
<i>Explanation : For Furnace</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Conversion Equipment								
Furnace	5%			2024	\$900	1	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Explanation : Supplies Vacant Apartment Space</i>							
Hot Water Boiler	95%			2037	* *	1	\$6,600	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$700	
<b>Terminal Devices</b>								
Air Handler	50%			2024	\$37,500	1	\$4,300	
Convactor/Radiator	50%			2029	* *	1	\$2,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	85%			2022	\$152,300	2	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Third Floor And Basement</i>							
	<i>Explanation : Additional Capacity May Be Required</i>							
Window/Wall Unit	15%			2019	\$4,300	1		
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
Exhaust Fans								
Interior	100%			2024	\$15,400	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater								
Gas Fired	100%			2022	\$3,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	
Backflow Preventer								
Not Accessible	90%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Front Of Bldg</i>							
	<i>Explanation : Meter And R.P.Z. Located Under Front Stoop</i>							
Generic	10%			2029	* *	1	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : For Boiler Only</i>							

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**AGUILAR BRANCH LIBRARY**  
**Asset # : 13323**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 10%							
		Location : Vacant Apartment Space On 3rd Floor							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2044		* *	1-2	\$1,200

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : ALLERTON BRANCH LIBRARY  
**Address** : 2740 BARNES AVE. NEAR ALLERTON AVE.  
**Borough** : BRONX **Agency's Number** : A02  
**Program / Asset #** : NPL0A02.000 / 13324 **Yr Built/Renovated** : 1959 / 2007  
**Area Sq Ft** : 12,410 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 06-Dec-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4513 **Lot** : 16 **BIN** : 2053752

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$478,800	\$50,200
Interior Architecture	\$53,600	\$25,500
Electrical	\$203,400	\$162,700
Mechanical	\$47,500	\$39,700
<b>Total</b>	<b>\$783,300</b>	<b>\$278,100</b>
Importance Code A	\$478,800	\$50,200
Importance Code B	\$304,500	\$228,000
<b>Total</b>	<b>\$783,300</b>	<b>\$278,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,200			
Interior Architecture	\$16,200			\$168,000
Electrical	\$28,600	\$4,500	\$17,600	\$100
Mechanical	\$5,400	\$1,100	\$48,500	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$80,400</b>	<b>\$9,600</b>	<b>\$70,100</b>	<b>\$173,200</b>
Importance Code A	\$26,800	\$600	\$800	\$600
Importance Code B	\$45,000	\$9,000	\$69,300	\$172,600
Importance Code C	\$8,600			
<b>Total</b>	<b>\$80,400</b>	<b>\$9,600</b>	<b>\$70,100</b>	<b>\$173,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
Masonry: Brick	95%	Now	\$75,000	LIFE	**	5	\$50,200	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Bulkhead								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Chimney And Bulkhead								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Bulkhead								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%								
Location : Along 2nd Floor Windows								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Chimney, Bulkhead And Along 2nd Floor Windows								
Windows								
Aluminum	90%	2-4	\$343,700	2044	**	5	\$4,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Steel	10%			2027	**	5	\$11,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Exterior Side								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,600	
Masonry: Brick	90%	Now	\$17,500	LIFE	**	5	\$3,100	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Thru Out								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Thru Out								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Thru Out								
Weepholes Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Thru Out								
Roof								
Built-Up (BUR)	100%	0-2	\$3,000	2019	\$60,100			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Thru Out								

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Floors

## Carpet

60%

2020

\$160,800

3

\$25,400

*Recent Installation, Extent : Light, Area Affected : 60%**Location : 1st And 2d Floors*

## Cast in Place Concrete

5%

LIFE

\* \*

5

\$2,300

## Terrazzo

5%

LIFE

\* \*

5

\$800

## Vinyl Tile

30%

Now

\$53,600

2029

\* \*

3

\$2,400

*Loose/Delam Surface, Extent : Moderate, Area Affected : 30%**Location : Thru Out Basement**Water Penetration, Extent : Moderate, Area Affected : 25%**Location : Basement**Worn/Eroded, Extent : Moderate, Area Affected : 40%**Location : Basement*

## Interior Walls

## Glazed Ceramic Panel

5%

LIFE

\* \*

## Plaster

95%

Now

\$8,600

LIFE

\* \*

5

\$6,500

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Basement**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement*

## Ceilings

## AcousTileConcealSpLn

70%

2036

\* \*

5

\$18,500

## AcousTileConcealSpLn

15%

Now

\$1,300

2024

\$25,500

5

\$2,000

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement*

## Plaster

15%

LIFE

\* \*

5

\$2,000

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100%

2029

\* \*

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Molded Case Bkrs

100%

2029

\* \*

5

\$300

## Raceway

## Conduit

90%

2029

\* \*

1

## Conduit

10%

2039

\* \*

1

## Panelboards

## Molded Case Bkrs

30%

2018

\$4,400

5

\$100

## Molded Case Bkrs

70%

2035

\* \*

5

\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$8,200	2044	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2029	**	1		
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	70%			2024	\$21,000	5	\$100	
Locally Mounted	30%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2019	\$203,400	10	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	40%			2024	\$162,700	10	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T5 Lamps</i>								
HID	5%			2019	\$8,000	10		
Incandescent	5%			2017	\$20,300	2		
Egress Lighting								
Emergency, Service	50%			2019	\$3,000	1		
Exit, LED	20%			2047	**	1		
Exit, Service	30%			2019	\$500	1		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Electricity	5%			2029	**	1		
Natural Gas	95%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Replaced Due To Flooding In Boiler Room And Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$600	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$4,000	

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	30%			2017	\$47,500	2	\$200	
	Ext Pkg Unit - Cooling	70%			2024	\$39,700	2	\$500	
Heat Rejection									
	Remote Air Cond	30%			2019	\$22,000	2	\$2,600	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans									
	Interior	50%			2019	\$6,800	2	\$200	
	Roof	50%			2019	\$4,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
Water Heater									
	Gas Fired	100%			2017	\$2,900	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2019	\$11,000	4	\$1,600	
Sewage Ejector(s)									
	Compressed Air	100%			2029	* *	4	\$2,500	
Backflow Preventer									
	No Component	90%							
	Generic	10%			2024	\$100	1	\$100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : B,1,2									
Explanation : One Unit									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY  
**Address** : 40 WEST 20TH ST. @6TH AVENUE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 2003  
**Area Sq Ft** : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 23-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,3,5  
**Block** : 821 **Lot** : 7501 **BIN** : 1076145

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture	\$74,900	\$85,400
Electrical	\$37,300	
Mechanical		\$748,200
<b>Total</b>	<b>\$112,200</b>	<b>\$833,600</b>
Importance Code B	\$112,200	\$786,300
Importance Code C		\$47,400
<b>Total</b>	<b>\$112,200</b>	<b>\$833,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Interior Architecture	\$114,600	\$17,200		\$20,900
Electrical	\$1,400	\$1,500	\$1,300	\$1,800
Mechanical	\$30,100	\$8,100	\$12,900	\$13,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$157,900</b>	<b>\$38,600</b>	<b>\$26,100</b>	<b>\$48,300</b>
Importance Code A	\$2,500	\$2,500	\$2,500	\$2,600
Importance Code B	\$155,400	\$36,100	\$23,600	\$45,700
Importance Code C				
<b>Total</b>	<b>\$157,900</b>	<b>\$38,600</b>	<b>\$26,100</b>	<b>\$48,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY**  
**Asset # : 4225**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	55%	0-2	\$105,900	2024	\$529,300	3	\$62,800	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	15%	Now	\$35,300	LIFE	* *	5	\$25,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Terrazzo	5%	0-2	\$8,800	LIFE	* *	5	\$3,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	1%			2030	* *	3	\$300	
	Wood	24%			2028	* *	5	\$34,200	
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	* *	5	\$7,000	
	Gypsum Board	68%			LIFE	* *	5	\$47,400	
	Marble Panels	2%			LIFE	* *			
	Plaster	15%			LIFE	* *	5	\$5,200	
Ceilings									
	Exposed Concrete	15%			LIFE	* *	5	\$1,800	
	Metal Panel	5%			LIFE	* *	5	\$4,800	
	Plaster	80%	0-2	\$39,600	LIFE	* *	5	\$38,000	
		Loose/Delam Surface, Extent : Severe, Area Affected : 5%							
		Location : Over Stacks, 2nd Floor Public Area							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 3000 Amps Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2045	* *	5	\$200	
Raceway									
	Conduit	50%			2035	* *	1		
	Conduit	50%			2045	* *	1		
Panelboards									
	Fused Disc Sw	10%			2033	* *	5	\$100	
	Molded Case Bkrs	70%			2041	* *	5	\$900	
	Molded Case Bkrs	20%			2033	* *	5	\$300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY**  
**Asset # : 4225**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	50%			2045	* *	1		
	Thermoplastic	50%			2035	* *	1		
Motor Controllers									
	Locally Mounted	60%			2030	* *	5	\$200	
	Locally Mounted	40%			2042	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$700	
Lighting									
Interior Lighting									
	Fluorescent	80%			2030	* *	10	\$37,300	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2035	* *	10	\$9,300	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Exit, Service	50%			2033	* *	1		
	Exit, Battery	50%			2033	* *	10	\$1,700	
Exterior Lighting									
	HID	100%			2030	* *	10	\$200	
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2033	* *	1	\$13,300	
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$25,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 5 Small Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$3,800	
	Terminal Devices								
	Air Handler	50%			2025	\$135,800	1	\$15,700	
	Convactor/Radiator	45%			2030	* *	1	\$7,400	
	Fan Coil Unit/Heat	5%			2025	\$37,700	1	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY**  
**Asset # : 4225**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	80%	Now	\$10,400	2023	\$519,000	2	\$2,000	
		Damaged, Extent : Severe, Area Affected : 1%							
		Location : Damper Control Cylinder, Basement Fan Room							
	Int Pkg Unit - Cooling	20%			2029	**	2	\$600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300	
	Exhaust Fans								
	Interior	100%	Now	\$2,800	2025	\$55,700	2	\$1,200	
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : 1st Floor Toilets Lack Adequate Vetilation							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	**	1		
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2017	\$6,600	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	**	1	\$3,100	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : 1-5							
		Explanation : 1 Unit							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : C-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	**	1-5	\$25,600	
	Sprinkler								
	Generic	100%			2035	**	1-2	\$14,200	
	Fire Pump								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : BELMONT/ENRICO FERMI BRANCH LIBRARY  
**Address** : 610 EAST 186TH ST. @HUGHES AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000  
**Area Sq Ft** : 21,267 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 30-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3073 **Lot** : 20 **BIN** : 2012129

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$155,500	
Interior Architecture		\$82,900
Electrical	\$79,600	\$35,900
Mechanical	\$216,800	\$419,800
<b>Total</b>	<b>\$452,000</b>	<b>\$538,600</b>
Importance Code A	\$155,500	
Importance Code B	\$296,400	\$538,600
<b>Total</b>	<b>\$452,000</b>	<b>\$538,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$31,900	\$1,300		
Interior Architecture	\$113,900		\$3,700	\$25,800
Electrical	\$10,200	\$13,800	\$600	\$600
Mechanical	\$5,200	\$9,400	\$7,600	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$165,200</b>	<b>\$28,500</b>	<b>\$15,800</b>	<b>\$32,800</b>
Importance Code A	\$33,000	\$2,600	\$1,100	\$1,100
Importance Code B	\$106,000	\$25,800	\$14,800	\$31,700
Importance Code C	\$26,200			
<b>Total</b>	<b>\$165,200</b>	<b>\$28,500</b>	<b>\$15,800</b>	<b>\$32,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$4,100		
Metal Panel	10%	0-2	\$1,600	2043	* *	5	\$8,300		
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout Bulkhead									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Throughout Bulkhead									
Granite Panels	75%			LIFE	* *	5	\$24,800		
Parapets									
Concrete Masonry Unit	85%			LIFE	* *	5	\$5,500		
Metal: Cage/Fence	5%			2028	* *	5-10	\$2,200		
Pre-Cast Concrete	10%	0-2	\$2,000	LIFE	* *	5	\$3,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout Coping									
Roof									
Single Ply Membrane	80%	Now	\$28,300	2028	* *				
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Along Parapet Walls									
Drains Clogged, Extent : Light, Area Affected : 1%									
Location : Second Floor Next To Elevator									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout Main Roof									
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Second Floor Next To Elevator									
Skylight, Metal/Glass	20%	Now	\$155,500	2043	* *				
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Metal Panels Top Of Skylight									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Second Floor									
Interior									
Floors									
Carpet	75%	4+	\$31,100	2022	\$622,200	3	\$73,800		
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : First And Second Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Ceramic Tile	5%			2032	* *	5	\$3,300		
Panel/Paver: Cer/Brk	5%			2039	* *	5	\$7,400		
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Atrium Area									
Vinyl Tile	15%			2023	\$82,900	3	\$4,900		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**BELMONT/ENRICO FERMI BRANCH LIBRARY**  
**Asset # : 4219**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$5,900	
Concrete Masonry Unit	70%			LIFE	**	5	\$33,000	
Folding Partition	5%	Now	\$23,200	2031	**	5	\$7,400	
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor, Adjacent To Elevator Lobby</i>								
Gypsum Board	15%			LIFE	**	5	\$10,600	
Metal Panel	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	4+	\$20,800	2036	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%	Now	\$33,000	LIFE	**	5	\$8,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Children Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$2,500	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor</i>								
<i>Explanation : One 1000 Amps</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$32,000	5	\$600	
<b>Raceway</b>								
Conduit	90%			2023	\$28,000	1		
Conduit	10%			2033	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$2,200	5		
Molded Case Bkrs	60%			2022	\$13,300	5	\$300	
Molded Case Bkrs	30%			2031	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	50%			2033	**	1		
Thermoplastic	50%			2023	\$13,700	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2021	\$35,900	5	\$100	
Locally Mounted	20%			2028	**	5		

**Ground**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035  
BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,400	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2028	* *	10	\$11,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	40%			2031	* *	10	\$7,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Service	40%			2028	* *	1		
	Emergency, Service	10%			2031	* *	1		
	Exit, Service	20%			2028	* *	1		
	Exit, Service	30%			2018	\$900	1		
	Exterior Lighting								
	HID	100%			2018	\$79,600	10	\$100	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2031	* *	1	\$5,600	
	Fire/Smoke Detection								
	Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2033	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$10,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,000	
	Terminal Devices								
	Air Handler	80%			2018	\$90,900	1	\$10,500	
	Convactor/Radiator	20%			2028	* *	1	\$1,400	
Air Conditioning									

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**NEW YORK PUBLIC LIBRARY - 035**  
**BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%	0-2	\$125,900	2024	\$419,800	2	\$1,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Ac Units 2nd Floor Mechanical Room					
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : 2nd Floor Boiler Room					
				Explanation : Obsolete					
	Heat Rejection								
	Air Condenser Unit	100%			2031	* *	2	\$14,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,900	
	Exhaust Fans								
	Interior	30%			2018	\$7,000	2	\$200	
	Roof	70%			2028	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,900	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : 1-3 Floors					
				Explanation : 1 Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : BLOOMINGDALE BRANCH LIBRARY  
**Address** : 150 WEST 100TH ST. @ AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003  
**Area Sq Ft** : 20,986 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$87,200
Interior Architecture		\$52,900
Electrical	\$353,700	\$388,900
Mechanical		\$354,500
<b>Total</b>	<b>\$353,700</b>	<b>\$883,600</b>
Importance Code A		\$87,200
Importance Code B	\$353,700	\$796,400
<b>Total</b>	<b>\$353,700</b>	<b>\$883,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,600			
Interior Architecture	\$4,900	\$7,900	\$83,400	\$800
Electrical	\$900	\$58,400	\$700	\$600
Mechanical	\$3,700	\$2,800	\$11,600	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$50,000</b>	<b>\$73,000</b>	<b>\$99,600</b>	<b>\$8,100</b>
Importance Code A	\$38,700	\$2,100	\$2,100	\$2,100
Importance Code B	\$11,300	\$70,900	\$97,600	\$6,000
Importance Code C				
<b>Total</b>	<b>\$50,000</b>	<b>\$73,000</b>	<b>\$99,600</b>	<b>\$8,100</b>



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Glazed Ceramic Panel	5%			LIFE	**	5	\$6,400	
	Masonry: Brick	95%			LIFE	**	5	\$26,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : In Contract For Repointing								
Windows									
	Aluminum	100%	0-2	\$10,800	2039	**	5	\$2,600	
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : In Contract For Replacement								
Parapets									
	Masonry: Brick	90%	0-2	\$15,600	LIFE	**	5	\$2,700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Interior Face								
	Pre-Cast Concrete	10%			LIFE	**	5	\$1,900	
Roof									
	Copper/Terne	5%	Now	\$1,500	2038	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Emergency Stairs								
	Roll Roofing	95%	Now	\$8,700	2022	\$87,200	5	\$17,800	
	Blisters, Extent : Light, Area Affected : 15%								
	Location : Next To Bulkhead								
Interior									
	Floors								
	Carpet	20%			2024	\$79,500	3	\$9,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : 1st Floor, 2011								
	Carpet	20%			2019	\$79,500	3	\$9,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%			2026	\$30,200	5	\$1,600	
	Terrazzo	10%			LIFE	**	5	\$2,500	
	Vinyl Tile	20%			2031	**	3	\$2,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : 1st Floor, 2011								
	Vinyl Tile	20%			2023	\$52,900	3	\$3,100	
Interior Walls									
	Ceramic Tile	5%			2026	\$23,500	5	\$900	
	Gypsum Board	35%			LIFE	**	5	\$3,600	
	Plaster	50%			LIFE	**	5	\$2,600	
	SGFT/Glazed Masonry	10%			LIFE	**			

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Ceilings

AcousTileConcealSpLn	20%			2028	**	5	\$7,900	
AcousTileSusp.Lay-In	5%			2028	**	5	\$1,600	
Exposed Concrete	60%			LIFE	**	5	\$2,900	
Plaster	10%	Now	\$4,100	LIFE	**	5	\$2,000	

Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : Rear Emergency Stairwell

Paint Peeling, Extent : Moderate, Area Affected : 5%

Location : Rear Emergency Stairwell

Wood	5%			LIFE	**	5	\$13,700	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Raceway

Conduit	50%			2033	**	1		
Conduit	50%			2023	\$15,500	1		

## Panelboards

Molded Case Bkrs	50%			2022	\$11,100	5	\$300	
Molded Case Bkrs	50%			2022	\$11,100	5	\$300	

## Wiring

Thermoplastic	30%			2023	\$8,200	1		
Thermoplastic	70%			2033	**	1		

## Motor Controllers

Locally Mounted	100%			2021	\$44,900	5	\$100	
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

Fluorescent	50%			2023	\$344,000	10	\$9,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T-12 Lamps

Fluorescent	40%			2018	\$275,200	10	\$7,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T-12 Lamps

HID	5%			2018	\$13,600	10		
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Incandescent	5%			2018	\$34,400	2		
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## Egress Lighting

Emergency, Service	30%			2023	\$3,100	1		
Exit, Service	70%			2018	\$2,100	1		

## Exterior Lighting

HID	100%			2018	\$78,500	10	\$100	
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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Alarm**

## Security System

No Component

70%

Generic

30%

2023

\$18,900

1

\$2,400

## Fire/Smoke Detection

No Component

70%

Generic

30%

2028

\* \*

1-3

\$3,900

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Heating**

## Energy Source

Campus Steam

100%

2043

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Heat Supplied From Adjoining Health Building*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$20,800

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : One Boiler Located In Adjacent Health Building*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$1,600

## Terminal Devices

Convactor/Radiator

100%

2021

\$196,400

1

\$6,800

**Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

## Conversion Equipment

Ext Pkg Unit - Cooling

100%

2023

\$96,000

2

\$1,300

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$27,300

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$11,700

## Exhaust Fans

Roof

100%

2023

\$16,500

2

\$600

**Plumbing**

## H/C Water Piping

Brass/Copper

100%

2023

\$62,100

1

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B- 2nd Floor							
		Explanation : One Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : BRONX LIBRARY CENTER REFERENCE CENTER  
**Address** : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0017.000 / 13852 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 74,476 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 23-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4m,4,5  
**Block** : 3154 **Lot** : 83 **BIN** : 2827656

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$40,400	\$82,200
Interior Architecture			\$113,100
Electrical		\$68,300	
<b>Total</b>		<b>\$108,700</b>	<b>\$195,400</b>
Importance Code A		\$40,400	\$82,200
Importance Code B		\$68,300	\$36,600
Importance Code C			\$76,500
<b>Total</b>		<b>\$108,700</b>	<b>\$195,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,600			\$36,600
Interior Architecture	\$37,600		\$16,700	
Electrical	\$16,100	\$15,000	\$12,600	\$14,500
Mechanical	\$31,600	\$23,500	\$35,800	\$29,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$120,700</b>	<b>\$56,200</b>	<b>\$82,900</b>	<b>\$98,500</b>
Importance Code A	\$21,300	\$3,700	\$3,800	\$40,200
Importance Code B	\$98,000	\$52,600	\$79,000	\$58,200
Importance Code C	\$1,400			
<b>Total</b>	<b>\$120,700</b>	<b>\$56,200</b>	<b>\$82,900</b>	<b>\$98,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**BRONX LIBRARY CENTER REFERENCE CENTER**  
**Asset # : 13852**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	43%			LIFE	**	5	\$23,200	
Concrete Masonry Unit	5%	Now	\$17,600	LIFE	**	5	\$2,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : West Facade At Base								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade At Base								
Metal Panel	5%			2050	**	5-10	\$29,700	
Metal Sect. OHD	2%			2041	**	5	\$5,400	
Granite Panels	20%			LIFE	**	5	\$12,900	
Window Wall	25%			2050	**	5	\$80,900	
Windows								
Aluminum	100%			2046	**	5	\$5,000	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$3,200	
Metal/Glass Curt Wall	10%			2050	**	5	\$3,100	
Metal Panel	5%			2050	**	5	\$1,600	
Metal Rail	5%			2041	**	5-10	\$7,200	
Metal: Cage/Fence	10%			2041	**	5-10	\$6,200	
Stucco Cement	35%			2041	**	5	\$7,200	
Roof								
Metal Panel	60%			2041	**	10	\$41,800	
Modified Bitumen	30%			2032	**	10	\$11,400	
Skylight, Metal/Glass	10%			2050	**	10	\$12,700	
Interior								
Floors								
Carpet	30%			2025	\$423,000	3	\$50,200	
Cast in Place Concrete	15%			LIFE	**	5	\$36,600	
Ceramic Tile	5%			2037	**	5	\$5,600	
Sheet Vinyl/Rubber	40%			2032	**	5	\$66,900	
Terrazzo	10%			LIFE	**	5	\$8,700	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$2,800	
Glass: Single Pane	5%			LIFE	**	5	\$3,500	
Gypsum Board	70%			LIFE	**	5	\$39,200	
Metal Panel	10%			LIFE	**			
Granite Panels	2%			LIFE	**			
Wood	10%			LIFE	**	5	\$37,300	
Ceilings								
AcousTileSusp.Lay-In	55%			2041	**	5	\$61,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$27,900	
Plywood/Hardboard	20%			2050	**	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**BRONX LIBRARY CENTER REFERENCE CENTER**  
**Asset # : 13852**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$300	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Switch Rated @ 4000 Amperes					
	Transformers								
	Dry Type	100%			2037	* *	5	\$300	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 45 Kva, 208/120v					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$300	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2040	* *	5	\$200	
	Molded Case Bkrs	90%			2040	* *	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$22,900	
	Generators								
	Diesel	100%			2033	* *	1	\$28,800	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Emergency Generator Rated @ 569 Kva					
	Batteries								
	Lead/Acid	100%			2018	\$1,500	5	\$2,800	
	Fuel Storage								
	Main Tank	100%			2052	* *	5	\$2,200	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : 250 Gallons Capacity					
Lighting									

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**NEW YORK PUBLIC LIBRARY - 035**  
**BRONX LIBRARY CENTER REFERENCE CENTER**  
**Asset # : 13852**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2029	* *	10	\$47,800	
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	30%			2029	* *	10	\$20,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
Emergency, Service	50%			2029	* *	1		
Exit, LED	50%			2052	* *	1		
Exterior Lighting								
HID	50%			2029	* *	10	\$100	
Incandescent	50%			2029	* *	2	\$100	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2052	* *	5	\$2,200	
<b>Alarm</b>								
Security System								
Generic	100%			2029	* *	1	\$27,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$47,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$36,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 9 Small Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	\$5,500	
Terminal Devices								
Air Handler	70%			2032	* *	1	\$32,200	
Convactor/Radiator	30%			2037	* *	1	\$7,200	
<b>Air Conditioning</b>								

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**NEW YORK PUBLIC LIBRARY - 035**  
**BRONX LIBRARY CENTER REFERENCE CENTER**  
**Asset # : 13852**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	* *	1	\$34,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 12 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$3,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	* *	1	\$46,100	
Heat Rejection								
Air Condenser Unit	100%			2029	* *	2	\$51,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,500	
Exhaust Fans								
Interior	90%			2032	* *	2	\$2,100	
Roof	10%			2029	* *	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater								
Electric	100%			2022	\$11,400	4	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Various Areas</i> <i>Explanation : Units Installed Above Ceiling Panels</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2032	* *	1	\$4,600	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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**NEW YORK PUBLIC LIBRARY - 035**  
**BRONX LIBRARY CENTER REFERENCE CENTER**  
**Asset # : 13852**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) C-5 (1) C-4									
Explanation : 3 Units, 2 Public, 1 Staff									
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2050		* *	1-5	\$19,500
Other Observation, Extent : Light, Area Affected : 50%									
Location : Emergency Stairways									
Explanation : Emergency Stairways Only									
Sprinkler									
	Generic	100%			2050		* *	1-2	\$20,900
Fire Pump									
	Generic	100%			2033		* *	1	\$13,900

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG  
**Address** : 42 ST. & 5TH AVE. @ BRYANT PARK  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011  
**Area Sq Ft** : 646,680 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 25-Jul-2012 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4  
**Block** : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$615,400	\$1,154,600
Interior Architecture	\$925,900	\$4,766,200
Electrical	\$3,008,500	\$6,794,000
Mechanical	\$312,600	\$8,646,900
<b>Total</b>	<b>\$4,862,300</b>	<b>\$21,361,700</b>
Importance Code A	\$734,800	\$1,154,600
Importance Code B	\$4,127,500	\$17,793,400
Importance Code C		\$2,413,800
<b>Total</b>	<b>\$4,862,300</b>	<b>\$21,361,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$11,200		
Interior Architecture	\$30,700	\$61,900	\$45,500	\$17,000
Electrical	\$75,000	\$114,600	\$103,300	\$72,400
Mechanical	\$195,900	\$291,900	\$199,300	\$252,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$325,300</b>	<b>\$503,300</b>	<b>\$371,700</b>	<b>\$365,400</b>
Importance Code A	\$27,500	\$38,100	\$25,600	\$25,600
Importance Code B	\$297,800	\$465,100	\$346,100	\$339,800
Importance Code C				
<b>Total</b>	<b>\$325,300</b>	<b>\$503,300</b>	<b>\$371,700</b>	<b>\$365,400</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Marble	98%			LIFE	* *	5	\$218,600	
		Recent Repair Evident, Extent : Light, Area Affected : 35%							
		Location : Throughout							
	Window Wall	2%			2043	* *	5	\$22,300	
Windows									
	Bronze/Brass	100%			2031	* *	5	\$492,800	
Parapets									
	Masonry: Marble	95%			LIFE	* *	5	\$84,500	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Metal Rail	5%			2028	* *	5-10	\$63,800	
Roof									
	Copper/Terne	30%			2038	* *	10	\$188,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Sealed With A Rubbery Compound.							
	Copper/Terne	30%			2038	* *	10	\$188,000	
	IRMA/Protected Membrane	5%			2023	\$108,300	10	\$12,500	
	Metal Panel	5%			2036	* *	10	\$23,000	
	Modified Bitumen	15%			2033	* *	10	\$37,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : East Side							
	Single Ply Membrane	5%			2023	\$45,700	10	\$12,500	
	Skylight, Metal/Glass	5%	Now	\$200,600	2033	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bartos Room							
	Sloped Glazing	5%			LIFE	* *	5	\$167,100	
Interior									
Floors									
	Carpet	10%			2022	\$1,257,300	3	\$136,400	
	Cast in Place Concrete	5%			LIFE	* *	5	\$99,400	
	Ceramic Tile	3%			2032	* *	5	\$27,300	
	Cork Tile	7%			2033	* *	5	\$55,700	
	Marble Panels	45%	Now	\$802,900	LIFE	* *	5	\$306,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corridors							
	Quarry Tile	5%			2028	* *	5	\$68,200	
	Vinyl Tile	15%			2023	\$1,256,300	3	\$68,200	
	Wood	10%			2038	* *	5	\$170,500	

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Interior Walls

Ceramic Tile	5%			2026	\$1,745,400	5	\$58,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,400	
Glass: Single Pane	5%			LIFE	**	5	\$43,800	
Gypsum Board	5%			LIFE	**	5	\$35,000	
Metal Panel	5%			LIFE	**			
Marble Panels	30%			LIFE	**			
Plaster	25%			LIFE	**	5	\$87,600	
Plaster	10%			LIFE	**	5	\$35,000	
Wood	10%			LIFE	**	5	\$467,000	

## Ceilings

AcousTileConcealSpLn	5%			2028	**	5	\$75,600	
AcousTileSusp.Lay-In	5%			2036	**	5	\$60,500	
Gypsum Board	5%			LIFE	**	5	\$75,600	
Masonry: Infill Arch	5%			LIFE	**			
Masonry: Marble	20%			LIFE	**	1		
Metal Panel	5%			LIFE	**	5	\$75,600	
Plaster	40%			LIFE	**	5	\$302,300	
Plaster	15%			LIFE	**	5	\$113,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Over 600 Volts

Service Equipment  
Not Accessible

100%

## Transformers

## Dry Type

100%

2028

\*\*

3

\$3,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4- 750 Kva, 4160/480/208 Volts*

## Feeders

## Cable

100%

2031

\*\*

1

## Raceway

## Conduit

100%

2033

\*\*

1

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

50%

2043

\*\*

5

\$1,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 1**Explanation : Main Service Protector Rated @ 4000 Amps*

## Fused Disc Sw

50%

2043

\*\*

5

\$1,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 2**Explanation : Main Service Protectors Rated @ 3000 Amps And 2500 Amps*

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2028	* *	5	\$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 225 Kva, 112 Kva, 93 Kva, 75 Kva									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2043	* *	5	\$800	
	Fused Disc Sw	50%			2033	* *	5	\$1,400	
	Fused Disc Sw	20%			2023	\$84,700	5	\$600	
Raceway									
	Conduit	60%			2023	\$292,800	1		
	Conduit	40%			2043	* *	1		
Panelboards									
	Fused Disc Sw	20%			2022	\$58,300	5	\$3,000	
	Molded Case Bkrs	20%			2022	\$58,300	5	\$3,400	
	Molded Case Bkrs	60%			2039	* *	5	\$10,200	
Wiring									
	Braided Cloth	20%	2-4	\$97,900	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Old Sections									
	Thermoplastic	40%			2043	* *	1		
	Thermoplastic	40%			2023	\$195,700	1		
Motor Controllers									
	Locally Mounted	10%			2028	* *	5	\$400	
	Locally Mounted	10%			2021	\$130,900	5	\$400	
	Motor Control Center	70%			2028	* *	5	\$12,300	
	Motor Control Center	10%			2040	* *	5	\$1,800	
Ground									
Grounding Devices									
	Not Accessible	50%							
	Generic	50%			LIFE	* *	5	\$4,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	* *	1	\$199,000	
Generators									
	Diesel	100%			2026	\$45,200	1	\$250,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Diesel Generator Rated @ 500 Kw									
Batteries									
	Nickel Cadmium	100%			2018	\$1,600	5	\$144,100	

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	* *	5	\$60,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : No Available Rating Capacity							
Main Tank	50%			2038	* *	5	\$9,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 800 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	50%			2028	* *	10	\$296,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-8 Lamps							
Fluorescent	5%			2028	* *	10	\$29,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Reading Area And Auditorium							
	Explanation : Compact Fluorescent Lamps							
Fluorescent	30%			2028	* *	10	\$177,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-12 Lamps							
Fluorescent	5%			2028	* *	10	\$29,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-5 Lamps							
Incandescent	10%			2023	\$2,317,800	2	\$1,400	
Egress Lighting								
Emergency, Battery	20%			2028	* *	10	\$31,200	
Exit, LED	30%			2051	* *	1		
Exit, Service	50%			2028	* *	1		
Exterior Lighting								
Fluorescent	100%			2018	\$2,245,600	10	\$59,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside Light Poles							
	Explanation : Compact Fluorescent Lamps							
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$635,800	1	\$72,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Cameras							

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic

40%

2023

\$2,902,300

1-3

\$164,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Spaces**Explanation : Strobe Lights, Manual Pull Stations, Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Heating**

Energy Source

Utility Steam

90%

2033

\* \*

1

Electricity

10%

2033

\* \*

1

Conversion Equipment

Heat Exchanger

80%

2019

\$119,400

1

\$255,800

Pres. Reducing Valve/LP

10%

2032

\* \*

5

\$3,800

Steam

No Component

10%

Distribution

Hot Wtr Piping/Pump

50%

2031

\* \*

4

\$15,900

Steam Piping/Pump

50%

2033

\* \*

4

\$23,900

Terminal Devices

Air Handler

45%

2023

\$1,529,800

1

\$180,000

Convactor/Radiator

40%

2028

\* \*

1

\$83,500

Fan Coil Unit/Heat

10%

2023

\$944,100

1

\$20,900

Unit Heater-Stm/HW

5%

2031

\* \*

4

\$3,000

**Air Conditioning**

Energy Source

Electricity

100%

2031

\* \*

1

Conversion Equipment

Centrifugal, Elec Chiller

35%

2026

\$661,000

1

\$244,900

*Other Observation, Extent : Light, Area Affected : 35%**Location : Basement**Explanation : R123 Refrigerant*

Reciprocating

Compr/Chiller

20%

2023

\$475,500

1

\$60,000

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Basement*

No Component

10%

Under Construction

35%

Distribution

Chilled Wtr Pipe/Pump

90%

2033

\* \*

4

\$43,000

No Component

10%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2023	\$2,410,300	1	\$359,900	
	No Component	10%							
	Heat Rejection								
	Water Cool Tower	90%			2024	\$1,628,800	2	\$585,700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$360,600	
	Exhaust Fans								
	Interior	90%			2023	\$696,900	2	\$17,800	
	Roof	10%			2023	\$55,700	2	\$2,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Electric	100%			2018	\$108,600	4	\$5,600	
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$95,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$12,000	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2018	\$12,000	4	\$2,500	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2028	* *	1	\$19,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : (3) G, 1-3 (1) 1-3 (1) Freight 1-3							
		Explanation : 5 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : C, G, 1- Attic							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$326,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2043	* *	1-2	\$9,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : CHATHAM SQUARE BRANCH LIBRARY  
**Address** : 33 EAST BROADWAY @CATHERINE ST.  
**Borough** : MANHATTAN **Agency's Number** : C01  
**Program / Asset #** : NPL0C01.000 / 13325 **Yr Built/Renovated** : 1903 / 2001  
**Area Sq Ft** : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 25-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 280 **Lot** : 44 **BIN** : 1003425

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,100		\$8,800	
Interior Architecture	\$6,800			\$2,400
Electrical	\$1,400	\$1,000	\$15,700	\$1,500
Mechanical	\$1,500	\$1,300	\$2,500	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$40,700</b>	<b>\$6,300</b>	<b>\$31,000</b>	<b>\$9,400</b>
Importance Code A	\$27,800	\$700	\$9,500	\$700
Importance Code B	\$12,900	\$5,600	\$21,500	\$8,700
Importance Code C				
<b>Total</b>	<b>\$40,700</b>	<b>\$6,300</b>	<b>\$31,000</b>	<b>\$9,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**CHATHAM SQUARE BRANCH LIBRARY**  
**Asset # : 13325**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Exterior

## Exterior Walls

Masonry: Brick	60%			LIFE	**	5	\$10,800
Masonry: Granite	5%	0-2	\$10,600	LIFE	**	5	\$700

*Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Masonry: Limestone	35%			LIFE	**	5	\$4,700
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## Windows

Aluminum	100%	0-2	\$16,500	2040	**	5	\$1,000
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*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%*

*Location : 2nd Floor Reading Room*

## Parapets

Concrete Masonry Unit	10%			LIFE	**	5	\$300
Masonry: Brick	65%			LIFE	**	5	\$1,700
Masonry: Limestone	25%			LIFE	**	5	\$800

## Roof

Single Ply Membrane	100%			2029	**	10	\$8,800
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## Interior

## Floors

Carpet	5%			2023	\$13,300	3	\$2,100
Ceramic Tile	5%			2037	**	5	\$1,100
Vinyl Tile	70%			2029	**	3	\$7,400
Wood	20%			2052	**	5	\$7,900

## Interior Walls

Plaster	100%			LIFE	**	5	\$10,900
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## Ceilings

Plaster	100%			LIFE	**	5	\$13,100
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2044	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2044	**	5	\$100
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## Raceway

Conduit	100%			2044	**	1	
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## Panelboards

Fused Disc Sw	5%			2040	**	5	
Molded Case Bkrs	95%			2040	**	5	\$400

## Wiring

Thermoplastic	100%			2044	**	1	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**CHATHAM SQUARE BRANCH LIBRARY**  
**Asset # : 13325**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	45%			2029	* *	10	\$5,800	
		T-5 Lamps, Extent : Moderate, Area Affected : 45%							
		Location : Throughout The Building							
	Fluorescent	55%			2029	* *	10	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$1,700	
	Exit, LED	50%			2052	* *	1		
	Exterior Lighting								
	HID	100%			2029	* *	10		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2029	* *	1	\$2,600	
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$8,900	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2022	\$31,300	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**CHATHAM SQUARE BRANCH LIBRARY**  
**Asset # : 13325**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2029	* *	2	\$900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 6 Units					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2022	\$2,200	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : B-4					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2034	* *	1-2	\$800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : COLUMBUS BRANCH LIBRARY  
**Address** : 742 TENTH AVE. @W. 51 STREET  
**Borough** : MANHATTAN **Agency's Number** : C03  
**Program / Asset #** : NPL0C03.000 / 13327 **Yr Built/Renovated** : 1909 / 2013  
**Area Sq Ft** : 11,554 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 04-Mar-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1060 **Lot** : 63 **BIN** : 1026706

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$147,300	\$109,500
Electrical		\$375,000
Mechanical		\$183,600
<b>Total</b>	<b>\$147,300</b>	<b>\$668,100</b>
Importance Code A	\$147,300	\$109,500
Importance Code B		\$558,600
<b>Total</b>	<b>\$147,300</b>	<b>\$668,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$34,200	\$500	\$100	\$2,100
Interior Architecture	\$1,100	\$1,800		
Electrical			\$100	\$100
Mechanical	\$3,600	\$1,200	\$2,200	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$42,900</b>	<b>\$7,400</b>	<b>\$6,300</b>	<b>\$7,300</b>
Importance Code A	\$34,800	\$1,100	\$700	\$2,600
Importance Code B	\$7,500	\$6,300	\$5,600	\$4,700
Importance Code C	\$600			
<b>Total</b>	<b>\$42,900</b>	<b>\$7,400</b>	<b>\$6,300</b>	<b>\$7,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**COLUMBUS BRANCH LIBRARY**  
**Asset # : 13327**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$69,100	LIFE	* *	5	\$11,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : East Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : East Facade							
Masonry: Granite	5%			LIFE	* *	5	\$1,100	
Masonry: Limestone	50%	Now	\$78,200	LIFE	* *	5	\$10,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Over Main Entrance							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Over Main Entrance							
Stucco Cement	5%	Now	\$4,100	2024	\$41,500	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
Windows								
Aluminum	98%			2035	* *	5	\$4,100	
Metal Louvers	2%			2028	* *	10	\$500	
Parapets								
Masonry: Brick	40%	Now	\$28,500	LIFE	* *	5	\$500	1
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Interior Face Of Parapet							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
Masonry: Limestone	5%	Now	\$300	LIFE	* *	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Masonry: Limestone	25%			LIFE	* *	5	\$400	
Metal Panel	5%			2039	* *	5	\$200	
Metal: Cage/Fence	25%	Now	\$1,200	2024	\$6,100	5	\$1,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Roof								
Modified Bitumen	100%			2024	\$68,000	10	\$11,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**COLUMBUS BRANCH LIBRARY**  
**Asset # : 13327**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Interior**

**Floors**

Cast in Place Concrete	5%			LIFE	**	5		\$1,900	
Ceramic Tile	5%			2032	**	5		\$900	
Marble Panels	5%			LIFE	**	5		\$700	
Slate	5%			LIFE	**	5		\$900	
Vinyl Tile	80%			2027	**	3		\$5,300	

**Interior Walls**

Ceramic Tile	5%			2032	**	5		\$1,300	
Glass: Single Pane	5%			LIFE	**	5		\$1,000	
Gypsum Board	25%			LIFE	**	5		\$3,900	
Plaster	65%			LIFE	**	5		\$5,100	

**Ceilings**

AcousTileSusp.Lay-In	20%			2036	**	5		\$3,400	
Exposed Concrete	25%			LIFE	**	5		\$700	
Gypsum Board	20%			LIFE	**	5		\$4,300	
Plaster	35%			LIFE	**	5		\$3,700	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2039	**	5		\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 800a*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2039	**	5		\$100	
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**Raceway**

Conduit	100%			2039	**	1			
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**Panelboards**

Fused Disc Sw	50%			2035	**	5		\$100	
Molded Case Bkrs	50%			2035	**	5		\$200	

**Wiring**

Thermoplastic	100%			2039	**	1			
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**Motor Controllers**

Locally Mounted	100%			2024		\$29,900	5	\$100	
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**Ground**

**Grounding Devices**

Generic	100%			LIFE	**	5		\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected To Main Water Pipe.*

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**COLUMBUS BRANCH LIBRARY**  
**Asset # : 13327**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Lighting**

Interior Lighting  
Fluorescent

99% 2024 \$375,000 10 \$10,500

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T5, T8 And Compact Fluorescent*

HID

1% 2024 \$1,500 10

Egress Lighting

Emergency, Service

50% 2024 \$2,800 1

Exit, LED

50% 2047 \* \* 1

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Heating**

Energy Source

Natural Gas

100% 2039 \* \* 1

Conversion Equipment

Furnace

50% 2024 \$7,000 1 \$2,900

Hot Water Boiler

50% 2032 \* \* 1 \$2,900

Distribution

Hot Wtr Piping/Pump

100% 2035 \* \* 4 \$600

Terminal Devices

Convactor/Radiator

100% 2024 \$108,100 1 \$3,700

**Air Conditioning**

Energy Source

Electricity

100% 2035 \* \* 1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100% 2024 \$75,500 2 \$700

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$6,400

Exhaust Fans

Roof

100% 2024 \$9,100 2 \$400

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100% 2032 \* \* 1

Water Heater

Gas Fired

100% 2017 \$2,700 2 \$200

Sanitary Piping

Cast Iron

100% LIFE \* \* 1

*Other Observation, Extent : Moderate, Area Affected : 10%*

*Location : Mostly Basement, But Also Present In Upper Floors*

*Explanation : Sewer Smell Emitting From Bathrooms*

Storm Drain Piping

Cast Iron

100% LIFE \* \* 1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**COLUMBUS BRANCH LIBRARY**  
**Asset # : 13327**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B,1,2							
		Explanation : One Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : COUNTEE CULLEN BRANCH LIBRARY  
**Address** : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990  
**Area Sq Ft** : 23,345 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2m,2,3  
**Block** : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$643,300	\$36,900
Interior Architecture		\$191,000
Electrical		\$94,500
Mechanical	\$112,600	
<b>Total</b>	<b>\$755,900</b>	<b>\$322,300</b>
Importance Code A	\$755,900	\$36,900
Importance Code B		\$146,000
Importance Code C		\$139,500
<b>Total</b>	<b>\$755,900</b>	<b>\$322,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$30,000			
Interior Architecture	\$11,200	\$17,300	\$14,300	\$800
Electrical	\$700	\$19,100	\$900	\$700
Mechanical	\$26,500	\$3,700	\$7,000	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,300</b>	<b>\$44,000</b>	<b>\$26,100</b>	<b>\$9,000</b>
Importance Code A	\$30,000	\$2,400	\$2,300	\$2,300
Importance Code B	\$42,300	\$41,700	\$23,700	\$6,700
Importance Code C				
<b>Total</b>	<b>\$72,300</b>	<b>\$44,000</b>	<b>\$26,100</b>	<b>\$9,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	* *	5	\$3,500		
Masonry: Brick	30%			LIFE	* *	5	\$10,600		
Masonry: Brick	65%	Now	\$137,800	LIFE	* *	5	\$23,100		
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Chimney									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : East Facade, West Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : West Facade, East Facade									
Slate Panels	3%	Now	\$55,200	LIFE	* *	5	\$800		
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Window Sills									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Windows									
Aluminum	40%	Now	\$16,300	2039	* *	5	\$2,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Windows									
Hardware Missing, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Windows									
Steel	60%	0-2	\$305,400	2048	* *	5	\$36,900	1	
Corrosion/Rusting, Extent : Severe, Area Affected : 35%									
Location : East Facade, West Facade									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : East Facade, West Facade									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : East Facade, West Facade									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	\$1,000	
Masonry: Brick	25%	Now	\$6,300	LIFE	* *	5	\$1,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Interior Face Of North Parapet								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face Of North Parapet								
Masonry: Brick	65%	Now	\$49,400	LIFE	* *	5	\$2,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East And West Parapets								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : East And West Parapets								
Worn/Eroded, Extent : Moderate, Area Affected : 35%								
Location : East And West Parapets								
Masonry: Limestone	2%	Now	\$900	LIFE	* *	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping At Parapet Over Mezzanine								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping At Parapet Over Mezzanine								
Metal Security Bars	2%	Now	\$3,200	2063	* *			1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : At Roof Over Mezzanine								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
Location : At Roof Over Mezzanine								
Metal: Cage/Fence	3%	Now	\$300	2028	* *	5	\$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At West Parapet								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : At West Parapet								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	93%	Now	\$89,100	2033	* *			1
			Blisters, Extent : Severe, Area Affected : 25%					
			Location : Over Third Floor					
			Patching Evident, Extent : Light, Area Affected : 10%					
			Location : Throughout, 2011					
			Ponding, Extent : Moderate, Area Affected : 50%					
			Location : Over Third Floor					
			Seams Open/Split, Extent : Severe, Area Affected : 25%					
			Location : Over Third Floor					
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : Over 3rd Floor					
Panel/Paver: Cer/Brk	5%	Now	\$9,300	2053	* *			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
			Location : Small Section Over Mezzanine					
			Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%					
			Location : Small Section Over Mezzanine					
			Worn/Eroded, Extent : Moderate, Area Affected : 25%					
			Location : Small Section Over Mezzanine					
Skylight, Metal/Glass	2%			2033	* *	10	\$1,100	
Interior								
Floors								
Carpet	70%			2022	\$360,600	3	\$42,800	
			Recent Replace Evident, Extent : Light, Area Affected : 75%					
			Location : 1st Thru 3rd Floor					
			Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
			Location : Basement					
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
Ceramic Tile	5%			2032	* *	5	\$2,000	
Terrazzo	5%	0-2	\$9,400	LIFE	* *	5	\$1,600	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
			Location : Stairs					
Vinyl Tile	15%			2023	\$51,500	3	\$3,100	
Interior Walls								
Ceramic Tile	3%			2026	\$87,200	5	\$3,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,100	
Gypsum Board	82%			LIFE	* *	5	\$52,300	
Plaster	10%			LIFE	* *	5	\$3,200	
Ceilings								
AcousTileSusp.Lay-In	85%			2028	* *	5	\$34,600	
Gypsum Board	10%			LIFE	* *	5	\$5,100	
Plaster	5%			LIFE	* *	5	\$1,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 400 Amps Main Disconnect Switch							
	Raceway								
	Conduit	70%			2043	* *	1		
	Conduit	30%			2033	* *	1		
	Panelboards								
	Molded Case Bkrs	70%			2039	* *	5	\$400	
	Molded Case Bkrs	30%			2022	\$6,700	5	\$200	
	Wiring								
	Thermoplastic	70%			2043	* *	1		
	Thermoplastic	30%			2023	\$8,200	1		
	Motor Controllers								
	Locally Mounted	60%			2036	* *	5	\$100	
	Locally Mounted	40%			2021	\$18,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	* *	10	\$18,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2023	\$76,500	10	\$2,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Using T-12 Lamps							
	HID	2%			2028	* *	10		
	Incandescent	3%			2028	* *	2		
	Egress Lighting								
	Emergency, Service	50%			2028	* *	1		
	Exit, Service	50%			2028	* *	1		
	Exterior Lighting								
	HID	100%			2028	* *	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	* *	1	\$2,600	
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2033	* *	1-3	\$4,300	

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**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$112,600	2043	**	1	\$20,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units - Inadequate Heat Output								
Distribution								
Steam Piping/Pump	100%	Now	\$16,200	2033	**	4	\$1,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Traps And Condensate Return Lines								
Terminal Devices								
Air Handler	40%			2031	**	1	\$5,800	
Convactor/Radiator	60%			2036	**	1	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	35%			2031	**	2	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Refrigerant Type 410a								
No Component	65%							
Terminal Devices								
Fan Coil - Cooling	35%			2031	**	1	\$2,600	
No Component	65%							
Heat Rejection								
Air Condenser Unit	35%			2031	**	2	\$5,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Roof	100%			2023	\$18,400	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	**	1		
Galv Iron/Steel	80%			2036	**	1		
Water Heater								
Gas Fired	100%			2021	\$5,400	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2017	\$6,600	4	\$2,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, M, 2, 3							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2043		* *	1-2	\$1,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : EPIPHANY BRANCH LIBRARY  
**Address** : 228 EAST 23RD ST. NEAR THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : E03  
**Program / Asset #** : NPL0E03.000 / 13331 **Yr Built/Renovated** : 1907 / 2007  
**Area Sq Ft** : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 903 **Lot** : 46 **BIN** : 1019661

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$178,800	
Electrical		\$92,400	\$409,400
Mechanical		\$203,200	\$52,000
<b>Total</b>		<b>\$474,400</b>	<b>\$461,400</b>
Importance Code A		\$178,800	
Importance Code B		\$295,600	\$461,400
<b>Total</b>		<b>\$474,400</b>	<b>\$461,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$57,700		\$15,200	
Interior Architecture	\$60,500			\$8,300
Electrical	\$14,100	\$500	\$35,200	\$300
Mechanical	\$6,700	\$1,800	\$26,800	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$142,900</b>	<b>\$6,200</b>	<b>\$81,100</b>	<b>\$14,400</b>
Importance Code A	\$58,500	\$800	\$16,200	\$800
Importance Code B	\$59,500	\$5,400	\$64,900	\$13,600
Importance Code C	\$24,800			
<b>Total</b>	<b>\$142,900</b>	<b>\$6,200</b>	<b>\$81,100</b>	<b>\$14,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**EPIPHANY BRANCH LIBRARY**  
**Asset # : 13331**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	2-4	\$78,000	LIFE	* *	5	\$26,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%	2-4	\$21,800	LIFE	* *	5	\$1,400	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	25%	2-4	\$100,800	LIFE	* *	5	\$7,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	100%	2-4	\$31,700	2040	* *	5	\$1,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,200	LIFE	* *	5	\$2,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	90%			LIFE	* *	5	\$3,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	100%			2029	* *	10	\$15,200	
Interior								
Floors								
Carpet	60%			2023	\$184,200	3	\$29,100	
Vinyl Tile	35%	2-4	\$14,300	2029	* *	3	\$3,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	5%			2052	* *	5	\$2,300	
Interior Walls								
Gypsum Board	15%	2-4	\$1,300	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	15%			LIFE	* *			
Plaster	70%	2-4	\$23,500	LIFE	* *	5	\$8,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$11,700	2037	* *	5	\$3,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
AcousTileSusp.Lay-In	10%			2037	* *	5	\$2,400	
Gypsum Board	5%			LIFE	* *	5	\$1,500	
Plaster	60%			LIFE	* *	5	\$9,100	
Wood	5%			LIFE	* *	5	\$10,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**EPIPHANY BRANCH LIBRARY**  
**Asset # : 13331**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 700 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$400	
Raceway								
Conduit	5%			2034	* *	1		
Conduit	95%			2024	\$29,500	1		
Panelboards								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	90%			2023	\$13,300	5	\$400	
Wiring								
Braided Cloth	50%	2-4	\$13,700	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Thermoplastic	10%			2034	* *	1		
Thermoplastic	40%			2024	\$11,000	1		
Motor Controllers								
Locally Mounted	100%			2022	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$3,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 2nd Floor & Childrens Room							
	Explanation : T-5 Lamps							
Fluorescent	77%			2024	\$409,400	10	\$11,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-12 Lamps							
Incandescent	3%			2019	\$16,000	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$10,800	10	\$2,000	
Exit, Service	50%			2024	\$1,100	1		
Exterior Lighting								
HID	70%			2019	\$42,500	10		
Incandescent	30%			2019	\$15,500	2		
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**EPIPHANY BRANCH LIBRARY**  
**Asset # : 13331**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$49,900

1-3

\$3,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : No Smoke & Heat Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

Energy Source

Natural Gas

100%

2044

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2029

\* \*

1

\$8,000

Distribution

Hot Wtr Piping/Pump

100%

Now

\$1,600

2032

\* \*

4

\$800

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Boiler Supply Isolating Valve*

Terminal Devices

Air Handler

60%

2024

\$52,000

1

\$6,000

Convactor/Radiator

40%

2029

\* \*

1

\$2,100

**Air Conditioning**

Energy Source

Electricity

100%

2040

\* \*

1

Conversion Equipment

Int Pkg Unit - Cooling

75%

0-2

\$155,200

2029

\* \*

2

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Mechanical Room**Explanation : Obsolete Equipment*

Ext Pkg Unit - Cooling

25%

Now

\$900

2019

\$18,500

2

\$200

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Control System*

Heat Rejection

Remote Air Cond

50%

0-2

\$48,000

2034

\* \*

2

\$4,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Obsolete Equipment*

No Component

50%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$9,000

Exhaust Fans

Interior

70%

2029

\* \*

2

\$400

Roof

30%

2029

\* \*

2

\$200

**Plumbing**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**EPIPHANY BRANCH LIBRARY**  
**Asset # : 13331**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
	Water Heater								
	Gas Fired	100%			2019	\$3,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
			Leak Evident, Extent : Moderate, Area Affected : 30%						
			Location : Basement Stack						
	Backflow Preventer								
	Generic	100%			2024	\$1,600	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement: 3rd Floor						
			Explanation : One Unit						
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2044	* *	1-2	\$700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : FORT WASHINGTON BRANCH LIBRARY  
**Address** : 535 WEST 179TH ST. NEAR AUDUBON AVE.  
**Borough** : MANHATTAN **Agency's Number** : F01  
**Program / Asset #** : NPL0F01.000 / 13332 **Yr Built/Renovated** : 1914 / 1976  
**Area Sq Ft** : 15,158 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 01-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2153 **Lot** : 53 **BIN** : 1063632

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$887,300	\$64,300
Interior Architecture		\$179,500	\$66,900
Electrical		\$609,900	
Mechanical		\$45,100	\$48,600
<b>Total</b>		<b>\$1,721,700</b>	<b>\$179,800</b>
Importance Code A		\$887,300	\$64,300
Importance Code B		\$766,100	\$115,500
Importance Code C		\$68,300	
<b>Total</b>		<b>\$1,721,700</b>	<b>\$179,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$41,400		\$10,300	
Interior Architecture	\$73,400		\$2,000	\$16,300
Electrical	\$2,700	\$1,300	\$14,200	\$1,100
Mechanical	\$77,800	\$1,800	\$3,900	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$199,200</b>	<b>\$7,100</b>	<b>\$34,300</b>	<b>\$23,200</b>
Importance Code A	\$76,700	\$700	\$11,000	\$700
Importance Code B	\$122,600	\$6,400	\$23,300	\$22,500
Importance Code C				
<b>Total</b>	<b>\$199,200</b>	<b>\$7,100</b>	<b>\$34,300</b>	<b>\$23,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**FORT WASHINGTON BRANCH LIBRARY**  
**Asset # : 13332**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$295,600	LIFE	* *	5	\$33,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 40%								
Location : Chimney								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North And West Facades								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : North And West Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : North And West Facades								
Masonry: Granite	5%	Now	\$96,600	LIFE	* *	5	\$2,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Masonry: Limestone	25%	Now	\$495,100	LIFE	* *	5	\$10,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South Facade								
Explanation : Sidewalk Shed In Use								
Metal Panel	10%			2034	* *	5-10	\$37,800	
Windows								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**FORT WASHINGTON BRANCH LIBRARY**  
**Asset # : 13332**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	83%	Now	\$22,600	LIFE	**	5	\$2,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Northwest Corner							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Interior Face							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
Masonry: Limestone	5%			LIFE	**	5	\$200	
Masonry: Sandstone	2%	Now	\$400	LIFE	**	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping At First Floor Parapets							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : At First Floor Parapet							
	Explanation : This Component Is Actually Bluestone							
Metal: Cage/Fence	5%	4+	\$500	2029	**	5	\$400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : East Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : East Facade							
Stucco Cement	5%	Now	\$600	2029	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping							
Roof								
Asphalt Shingle	10%	0-2	\$400	2027	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	87%			2024	\$64,300	10	\$11,100	
Skylight, Metal/Glass	3%	2-4	\$16,900	2034	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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**NEW YORK PUBLIC LIBRARY - 035**  
**FORT WASHINGTON BRANCH LIBRARY**  
**Asset # : 13332**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	2-4	\$1,400	2020	\$14,300	3	\$1,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%	Now	\$4,700	LIFE	* *	5	\$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Ceramic Tile	3%	2-4	\$700	2027	* *	5	\$300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cork Tile	15%			2034	* *	5	\$3,000	
Quarry Tile	3%			2029	* *	5	\$1,000	
Vinyl Tile	14%	Now	\$26,800	2034	* *	3	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Basement								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Basement								
Vinyl Tile	35%	2-4	\$6,700	2024	\$66,900	3	\$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	15%	Now	\$111,200	2064	* *	5	\$3,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Third Floor								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Third Floor								
Interior Walls								
Plaster	25%	Now	\$34,200	LIFE	* *	5	\$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Third Floor								
Loose/Delam Surface, Extent : Light, Area Affected : 25%								
Location : Third Floor								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Plaster	75%	Now	\$34,200	LIFE	* *	5	\$12,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**FORT WASHINGTON BRANCH LIBRARY**  
**Asset # : 13332**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Plaster	25%	Now	\$22,100	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Third Floor							
		Loose/Delam Surface, Extent : Light, Area Affected : 25%							
		Location : Third Floor							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Third Floor							
	Plaster	75%	4+	\$11,100	LIFE	* *	5	\$10,600	
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%	2-4	\$1,500	2054	* *	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Protector Rated @ 800 Amps							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2024	\$32,000	5	\$400	
	Raceway								
	Conduit	100%			2024	\$31,100	1		
	Panelboards								
	Fused Disc Sw	10%			2023	\$1,500	5		
	Molded Case Bkrs	90%			2023	\$13,300	5	\$400	
	Wiring								
	Thermoplastic	95%			2024	\$26,100	1		
	Thermoplastic	5%			2050	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2022	\$29,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**FORT WASHINGTON BRANCH LIBRARY**  
**Asset # : 13332**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$2,800	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Basement & 1st Floor						
		Explanation : T-8 Lamps						
Fluorescent	70%			2019	\$347,900	10	\$9,700	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Throughout The Building						
		Explanation : T-12 Lamps						
Incandescent	10%			2019	\$49,700	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$10,100	10	\$1,800	
Exit, Service	50%			2024	\$1,100	1		
Exterior Lighting								
HID	100%			2019	\$56,700	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2032	* *	1	\$2,800	
Fire/Smoke Detection								
Generic	100%			2019	\$155,600	1-3	\$9,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$33,800	2044	* *	1	\$6,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%						
		Location : Basement						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$3,800	2032	* *	4	\$700	
		Corroded, Extent : Moderate, Area Affected : 5%						
		Location : Throughout						
Terminal Devices								
Air Handler	60%			2024	\$48,600	1	\$5,600	
Convactor/Radiator	40%			2029	* *	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**FORT WASHINGTON BRANCH LIBRARY**  
**Asset # : 13332**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	65%	0-2	\$45,100	2034	* *	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof Top Unit							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 2 Units							
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	35%	0-2	\$14,500	2034	* *	1	\$3,000	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%							
	Location : Basement							
No Component	65%							
Heat Rejection								
Remote Air Cond	35%	0-2	\$20,400	2034	* *	2	\$3,000	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Roof							
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Gas Fired	100%	0-2	\$3,500	2024	\$3,500	2	\$200	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Basement							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$1,000	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 15%							
	Location : Drain In The Basement							
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : FRANCIS MARTIN BRANCH LIBRARY  
**Address** : 2150 UNIVERSITY AVE. @W. 181 ST.  
**Borough** : BRONX **Agency's Number** : F02  
**Program / Asset #** : NPL0F02.000 / 13333 **Yr Built/Renovated** : 1957 / 2008  
**Area Sq Ft** : 17,130 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 24-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3211 **Lot** : 5 **BIN** : 2014579

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$66,000	
Interior Architecture		\$43,200
Electrical	\$190,900	\$337,000
Mechanical	\$100,700	
<b>Total</b>	<b>\$357,700</b>	<b>\$380,200</b>
Importance Code A	\$66,000	
Importance Code B	\$291,700	\$380,200
<b>Total</b>	<b>\$357,700</b>	<b>\$380,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$4,000			\$13,500
Interior Architecture	\$10,000	\$135,500		
Electrical	\$39,200		\$34,600	\$100
Mechanical	\$12,900	\$1,600	\$54,500	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$70,000</b>	<b>\$141,100</b>	<b>\$93,000</b>	<b>\$19,200</b>
Importance Code A	\$4,900	\$800	\$900	\$14,300
Importance Code B	\$62,400	\$140,200	\$92,100	\$4,900
Importance Code C	\$2,800			
<b>Total</b>	<b>\$70,000</b>	<b>\$141,100</b>	<b>\$93,000</b>	<b>\$19,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**FRANCIS MARTIN BRANCH LIBRARY**  
**Asset # : 13333**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$3,400	
Masonry: Brick	96%			LIFE	**	5	\$32,900	
Masonry: Granite	2%	0-2	\$4,000	LIFE	**	5	\$500	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	90%			2041	**	5	\$6,600	
Glass Block	10%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$2,700	
Spalling, Extent : Light, Area Affected : 10%								
Location : At Copings								
Roof								
Roll Roofing	100%			2020	\$66,000	5	\$26,900	
Interior								
Floors								
Carpet	40%			2018	\$129,700	3	\$15,400	
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	20%			2024	\$43,200	3	\$1,900	
Under Construction	30%							
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Glazed Ceramic Panel	5%	Now	\$700	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : At Sink And Under Window In Basement Storage Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Sink In Basement Storage Room								
Gypsum Board	5%			LIFE	**	5	\$700	
Plaster	55%	Now	\$2,000	LIFE	**	5	\$3,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : At Sink And Under Window In Basement Storage Room								
Under Construction	30%							
Ceilings								
AcousTileConcealSpLn	45%			2032	**	5	\$14,400	
Gypsum Board	10%			LIFE	**	5	\$3,200	
Plaster	5%			LIFE	**	5	\$800	
Under Construction	40%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**FRANCIS MARTIN BRANCH LIBRARY**  
**Asset # : 13333**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Electrical Services Rated At 400a And 200a.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2019	\$32,000	5	\$500	
	Raceway								
	Conduit	50%			2039	* *	1		
	Conduit	40%			2029	* *	1		
	Conduit	10%			2045	* *	1		
	Panelboards								
	Molded Case Bkrs	60%			2035	* *	5	\$300	
	Molded Case Bkrs	40%			2027	* *	5	\$200	
	Wiring								
	Thermoplastic	40%			2039	* *	1		
	Thermoplastic	40%			2029	* *	1		
	Thermoplastic	20%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2024	\$29,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected With Main Water Pipe.							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2017	\$28,100	10	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Some Area							
		Explanation : Compact Fluorescent							
	Fluorescent	60%			2024	\$337,000	10	\$9,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Lamp T-8							
	Fluorescent	29%			2017	\$162,900	10	\$4,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Lamp T-12							
	HID	1%			2019	\$2,200	10		
	Incandescent	5%			2017	\$28,100	2		
	Egress Lighting								
	Exit, Service	50%			2017	\$1,200	1		
	Exit, Battery	50%			2017	\$3,900	10	\$600	

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**NEW YORK PUBLIC LIBRARY - 035**  
**FRANCIS MARTIN BRANCH LIBRARY**  
**Asset # : 13333**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$8,500	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$800	
Terminal Devices								
Air Handler	10%			2019	\$9,200	1	\$1,100	
Convactor/Radiator	90%	Now	\$7,200	2032	* *	1	\$4,500	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Lounge And Librarian Office</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating	10%			2019	\$5,800	1	\$800	
Compr/Chiller								
Ext Pkg Unit - Heating/Cooling	90%			2019	\$100,700	2	\$900	
Terminal Devices								
Air Handler/Cool/Ht	10%			2019	\$7,200	1	\$1,100	
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2019	\$10,100	2	\$1,200	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,600	
Exhaust Fans								
Interior	90%			2019	\$16,900	2	\$500	
Roof	10%			2019	\$1,300	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	30%			2039	* *	1		
Galv Iron/Steel	70%			2032	* *	1		
Water Heater								
Gas Fired	100%			2017	\$3,900	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 2 Nd Fl</i>								
<i>Explanation : Rest Rooms Are Under Construction In Children's Area</i>								
<b>Vertical Transport</b>								

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**NEW YORK PUBLIC LIBRARY - 035**  
**FRANCIS MARTIN BRANCH LIBRARY**  
**Asset # : 13333**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-2**Explanation : 1 Unit*

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : **GEORGE BRUCE BRANCH LIBRARY**  
**Address** : **518 WEST 125TH ST. NEAR AMSTERDAM AVE.**  
**Borough** : **MANHATTAN** **Agency's Number** : **G01**  
**Program / Asset #** : **NPL0G01.000 / 13334** **Yr Built/Renovated** : **1915 / 2001**  
**Area Sq Ft** : **17,723** **Project Type** : **NEW YORK PUBLIC LIBRARY**  
**Date of Survey** : **11-Jul-2013** **Landmark Status** : **EXTERIOR LANDMARK**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2,3**  
**Block** : **1980** **Lot** : **22** **BIN** : **1059688**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$85,400	\$42,400
Interior Architecture	\$47,400	\$146,600
Electrical	\$93,300	\$31,800
Mechanical		\$243,400
<b>Total</b>	<b>\$226,100</b>	<b>\$464,100</b>
Importance Code A	\$85,400	\$42,400
Importance Code B	\$140,700	\$421,800
<b>Total</b>	<b>\$226,100</b>	<b>\$464,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$108,100		\$800	
Interior Architecture	\$28,800	\$3,100	\$2,500	\$1,300
Electrical	\$10,800	\$200	\$33,600	\$200
Mechanical	\$23,200	\$1,900	\$45,700	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$174,800</b>	<b>\$9,100</b>	<b>\$86,600</b>	<b>\$7,800</b>
Importance Code A	\$109,000	\$900	\$1,900	\$900
Importance Code B	\$57,900	\$7,800	\$84,600	\$6,900
Importance Code C	\$8,000	\$500		
<b>Total</b>	<b>\$174,800</b>	<b>\$9,100</b>	<b>\$86,600</b>	<b>\$7,800</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$29,600	LIFE	* *	5	\$9,000	
Diagonal Cracks, Extent : Light, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Bulkhead								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Bulkhead								
Masonry: Brick	10%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Masonry: Marble	10%	Now	\$33,700	LIFE	* *	5	\$1,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Stucco Cement	5%			2029	* *	5	\$1,600	
Windows								
Metal Clad	15%	Now	\$17,300	2049	* *	5	\$1,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Old Apartment								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Wood	35%	Now	\$2,900	2040	* *	5	\$3,600	1
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Wood	50%			2032	* *	5	\$10,300	
Parapets								
Masonry: Brick	80%	Now	\$15,600	LIFE	* *	5	\$1,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	15%			LIFE	* *	5	\$300	
Masonry: Marble	5%	Now	\$1,100	LIFE	* *	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Coping								

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**NEW YORK PUBLIC LIBRARY - 035**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	45%			2024	\$42,400	10	\$6,700	1
Modified Bitumen	40%	Now	\$37,700	2034	* *			
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Over Old Apartment								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Old Apartment								
Skylight, Metal/Glass	10%	Now	\$47,800	2034	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Over Main Roof								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Over Main Roof								
Slate	5%	Now	\$2,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : At Dormers								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Dormers								
Interior								
Floors								
Carpet	10%			2023	\$36,700	3	\$5,300	
Cast in Place Concrete	10%			LIFE	* *	5	\$5,800	
Ceramic Tile	5%			2033	* *	5	\$1,300	
Vinyl Tile	60%			2024	\$146,600	3	\$6,000	
Wood	10%			2039	* *	5	\$5,000	
Wood	5%	Now	\$47,400	2064	* *	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$900	
Gypsum Board	25%			LIFE	* *	5	\$2,800	
Plaster	65%			LIFE	* *	5	\$3,600	
Plaster	5%	Now	\$8,000	LIFE	* *	5	\$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								

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**NEW YORK PUBLIC LIBRARY - 035**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Ceilings

AcousTileSusp.Lay-In	5%			2037	* *	5	\$1,300	
Gypsum Board	10%			LIFE	* *	5	\$3,300	
Plaster	80%			LIFE	* *	5	\$13,300	
Plaster	5%	Now	\$18,900	LIFE	* *	5	\$800	

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*

*Location : Old Apartment*

*Loose/Delam Surface, Extent : Severe, Area Affected : 50%*

*Location : Old Apartment*

*Water Penetration, Extent : Moderate, Area Affected : 25%*

*Location : Old Apartment*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2034	* *	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2034	* *	5	\$500	
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## Raceway

Conduit	100%			2034	* *	1		
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## Panelboards

Fused Disc Sw	2%			2032	* *	5		
Molded Case Bkrs	98%			2032	* *	5	\$500	

## Wiring

Thermoplastic	100%			2034	* *	1		
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## Motor Controllers

Locally Mounted	50%			2022	\$16,400	5	\$100	
Locally Mounted	50%			2029	* *	5	\$100	

## Ground

## Grounding Devices

Generic	100%	Now	\$10,300	LIFE	* *	5	\$300	
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*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Water Meter Room*

*Explanation : Unconnected Ckt Ground*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2019	\$31,800	10	\$800	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	90%			2029	* *	10	\$14,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	5%			2024	\$31,800	10	\$800	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Staff Room							
Egress Lighting									
	Emergency, Battery	50%			2024	\$12,900	10	\$2,100	
	Exit, LED	40%			2039	* *	1		
	Exit, Service	10%			2024	\$300	1		
Exterior Lighting									
	Incandescent	100%			2019	\$61,500	2		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2019	\$17,400	1	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2037	* *	1	\$8,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$900	
Terminal Devices									
	Convector/Radiator	100%	Now	\$9,100	2022	\$181,400	1	\$5,100	
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2019	\$19,500	1	\$2,500	
	On Extended Life, Extent : Moderate, Area Affected : 30%							
	Location : Basement							
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof							
Ext Pkg Unit - Cooling	70%			2024	\$62,000	2	\$800	
	R-22 Refrigerant, Extent : Light, Area Affected : 70%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	30%	Now	\$1,400	2024	\$28,200	4	\$300	
	Insul. Deteriorating, Extent : Severe, Area Affected : 30%							
	Location : Roof							
No Component	70%							
Terminal Devices								
Direct Expansion	30%			2019	\$17,900	1		
No Component	70%							
Heat Rejection								
Air Condenser Unit	30%	0-2	\$11,500	2034	* *	2	\$3,000	
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Roof							
	Explanation : On Extended Life							
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
Exhaust Fans								
Roof	20%			2024	\$3,100	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2019	\$4,500	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B, G, 1, 1mez, 2, 2mez							
	Explanation : 1 Unit							

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**NEW YORK PUBLIC LIBRARY - 035  
GEORGE BRUCE BRANCH LIBRARY  
Asset # : 13334**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : GRAND CONCOURSE BRANCH LIBRARY  
**Address** : 155 EAST 173RD ST. @SELWYN AVE.  
**Borough** : BRONX **Agency's Number** : G02  
**Program / Asset #** : NPL0G02.000 / 13335 **Yr Built/Renovated** : 1959 / 2003  
**Area Sq Ft** : 18,670 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 22-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2824 **Lot** : 34 **BIN** : 2007870

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$137,700	
Interior Architecture		\$105,900
Electrical	\$275,400	\$306,000
Mechanical		\$140,600
<b>Total</b>	<b>\$413,100</b>	<b>\$552,600</b>
Importance Code A	\$137,700	
Importance Code B	\$275,400	\$552,600
<b>Total</b>	<b>\$413,100</b>	<b>\$552,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$38,200			
Interior Architecture	\$16,100	\$1,600		\$165,300
Electrical	\$42,200	\$3,000	\$51,200	\$200
Mechanical	\$6,300	\$1,500	\$31,200	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$106,700</b>	<b>\$10,000</b>	<b>\$86,300</b>	<b>\$171,000</b>
Importance Code A	\$39,100	\$900	\$15,400	\$900
Importance Code B	\$67,600	\$9,100	\$71,000	\$170,100
Importance Code C				
<b>Total</b>	<b>\$106,700</b>	<b>\$10,000</b>	<b>\$86,300</b>	<b>\$171,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**GRAND CONCOURSE BRANCH LIBRARY**  
**Asset # : 13335**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$69,100	LIFE	* *	5	\$23,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Above Entrance							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : N. W. Corner And Over Main Entrance							
	Windows								
	Aluminum	100%	Now	\$9,800	2035	* *	5	\$2,400	
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Parapets								
	Masonry: Brick	100%	Now	\$24,900	LIFE	* *	5	\$4,400	1
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Roof								
	Roll Roofing	100%	Now	\$3,400	2018	\$68,600	5	\$14,000	
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor							
Interior									
	Floors								
	Carpet	45%			2020	\$159,100	3	\$25,100	
	Terrazzo	10%			LIFE	* *	5	\$2,200	
	Vinyl Tile	45%			2024	\$105,900	3	\$4,700	
	Interior Walls								
	Plaster	100%			LIFE	* *	5	\$11,400	
	Ceilings								
	AcousTileSusp.Lay-In	70%			2032	* *	5	\$19,600	
	Plaster	30%			LIFE	* *	5	\$5,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**GRAND CONCOURSE BRANCH LIBRARY**  
**Asset # : 13335**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2019	\$700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amps Main Disconnect Switch							
	Molded Case Bkrs	50%			2029	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 350 Amps Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2019	\$32,000	5	\$500	
Raceway									
	Conduit	50%			2029	* *	1		
	Conduit	50%			2039	* *	1		
Panelboards									
	Molded Case Bkrs	20%			2018	\$3,000	5	\$100	
	Molded Case Bkrs	80%			2035	* *	5	\$400	
Wiring									
	Braided Cloth	10%	2-4	\$2,700	2044	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	70%			2029	* *	1		
	Thermoplastic	20%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2017	\$29,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,400	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2019	\$214,200	10	\$6,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Fluorescent	50%			2024	\$306,000	10	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	HID	5%			2019	\$12,100	10		
	Incandescent	10%			2019	\$61,200	2		
Egress Lighting									
	Emergency, Service	40%			2024	\$3,600	1		
	Exit, LED	30%			2047	* *	1		
	Exit, Service	30%			2024	\$800	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**GRAND CONCOURSE BRANCH LIBRARY**  
**Asset # : 13335**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	60%			2029	**	1		
	Interruptible Gas/Dual Fuel	40%			2039	**	1		
Conversion Equipment									
	Furnace	60%			2019	\$13,600	1	\$5,500	
	Hot Water Boiler	40%			2032	**	1	\$3,700	
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,200	
	Hot Wtr Piping/Pump	40%			2035	**	4	\$400	
Terminal Devices									
	Convactor/Radiator	40%			2032	**	1	\$2,400	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
Conversion Equipment									
	Ext Pkg Unit - Cooling	100%			2024	\$85,400	2	\$1,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,400	
Exhaust Fans									
	Interior	80%			2024	\$16,400	2	\$500	
	Roof	20%			2019	\$2,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2024	\$55,300	1		
Water Heater									
	Electric	100%			2017	\$2,900	4	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%	Now	\$2,200	2019	\$11,000	4	\$1,600	
Broken, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Backflow Preventer									
	No Component	90%							
	Generic	10%			2024	\$200	1	\$100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Boiler Room									
Explanation : Boiler Only									
Fixtures									
	Generic	100%							
Vertical Transport									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**GRAND CONCOURSE BRANCH LIBRARY**  
**Asset # : 13335**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-3**Explanation : One Unit*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

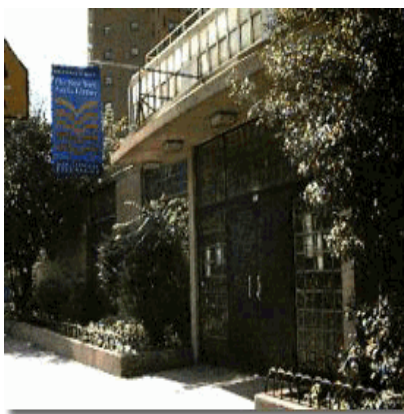
Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : HAMILTON FISH PARK BRANCH LIBRARY  
**Address** : 415 EAST HOUSTON STREET @COLUMBIA ST.  
**Borough** : MANHATTAN **Agency's Number** : H01  
**Program / Asset #** : NPL0H01.000 / 13337 **Yr Built/Renovated** : 1961 / 2005  
**Area Sq Ft** : 10,760 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 24-Mar-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 335 **Lot** : 1 **BIN** : 1004070

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical	\$211,700	\$105,800
Mechanical		\$133,200
<b>Total</b>	<b>\$211,700</b>	<b>\$239,000</b>
Importance Code B	\$211,700	\$239,000
<b>Total</b>	<b>\$211,700</b>	<b>\$239,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$1,800
Interior Architecture	\$7,700	\$200		\$202,300
Electrical	\$21,400		\$7,200	
Mechanical	\$2,300	\$4,900	\$3,400	\$2,400
<b>Total</b>	<b>\$31,400</b>	<b>\$5,100</b>	<b>\$10,600</b>	<b>\$206,600</b>
Importance Code A	\$500	\$500	\$600	\$2,400
Importance Code B	\$30,800	\$4,600	\$10,000	\$204,200
Importance Code C				
<b>Total</b>	<b>\$31,400</b>	<b>\$5,100</b>	<b>\$10,600</b>	<b>\$206,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON FISH PARK BRANCH LIBRARY**  
**Asset # : 13337**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Exterior

## Exterior Walls

Glass Block	25%			LIFE	* *	5	\$3,700	
Masonry: Brick	75%			LIFE	* *	5	\$17,600	

## Windows

Aluminum	100%			2035	* *	5	\$3,700	
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## Roof

Not Accessible	100%							
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only - No Ladder Was Available To Access*

## Interior

## Floors

Carpet	90%			2020	\$194,600	3	\$30,800	
Vinyl Tile	10%			2024	\$14,400	3	\$600	

## Interior Walls

Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Plaster	95%			LIFE	* *	5	\$5,900	

## Ceilings

Plaster	100%			LIFE	* *	5	\$10,700	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2029	* *	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	* *	5	\$300	
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## Raceway

Conduit	10%			2045	* *	1		
Conduit	90%			2029	* *	1		

## Panelboards

Molded Case Bkrs	10%			2041	* *	5		
Molded Case Bkrs	90%			2027	* *	5	\$300	

## Wiring

Braided Cloth	30%	2-4	\$8,200	2044	* *	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	10%			2045	* *	1		
Thermoplastic	60%			2029	* *	1		

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON FISH PARK BRANCH LIBRARY**  
**Asset # : 13337**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	40%			2017	\$12,000	5		
	Locally Mounted	60%			2024	\$18,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2027	* *	10	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Childrens Room							
		Explanation : Using T-5 Lamps							
	Fluorescent	30%			2024	\$105,800	10	\$3,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-5 Lamps							
	Fluorescent	60%			2019	\$211,700	10	\$5,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
Egress Lighting									
	Emergency, Service	30%			2024	\$1,600	1		
	Exit, Service	70%			2019	\$1,100	1		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2039	* *	1		
	Conversion Equipment								
	Heat Exchanger	100%			2028	* *	1	\$5,300	
	Distribution								
	Hot Wtr Piping/Pump	10%			2035	* *	4	\$100	
	Steam Piping/Pump	90%			2039	* *	4	\$500	
	Terminal Devices								
	Air Handler	90%			2024	\$51,700	1	\$6,000	
	Convactor/Radiator	10%			2032	* *	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2024	\$36,200	1	\$5,000	
	Compr/Chiller								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2024	\$45,300	1	\$6,700	

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON FISH PARK BRANCH LIBRARY**  
**Asset # : 13337**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Interior	100%			2024	\$11,800	2	\$300	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2018	\$2,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : HAMILTON GRANGE BRANCH LIBRARY  
**Address** : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004  
**Area Sq Ft** : 23,520 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 15-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$249,600	
Interior Architecture	\$138,400	
Electrical	\$84,300	\$165,800
Mechanical	\$106,300	\$261,400
<b>Total</b>	<b>\$578,500</b>	<b>\$427,200</b>
Importance Code A	\$249,600	\$57,300
Importance Code B	\$329,000	\$369,900
<b>Total</b>	<b>\$578,500</b>	<b>\$427,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$25,500		\$10,900	
Interior Architecture	\$72,500	\$900		\$2,200
Electrical	\$2,700	\$2,300	\$27,200	\$2,800
Mechanical	\$30,700	\$3,400	\$7,300	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$135,300</b>	<b>\$10,600</b>	<b>\$49,400</b>	<b>\$12,400</b>
Importance Code A	\$26,600	\$1,200	\$12,400	\$1,200
Importance Code B	\$63,500	\$9,400	\$37,000	\$11,300
Importance Code C	\$45,200			
<b>Total</b>	<b>\$135,300</b>	<b>\$10,600</b>	<b>\$49,400</b>	<b>\$12,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$74,400	LIFE	* *	5	\$11,400	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade, North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade, North Facade								
Masonry: Granite	2%			LIFE	* *	5	\$300	
Masonry: Limestone	28%			LIFE	* *	5	\$3,700	
Metal Panel	5%			2034	* *	5-10	\$6,000	
Windows								
Wood	100%	Now	\$118,600	2049	* *	5	\$19,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Parapets								
Masonry: Brick	65%	Now	\$25,500	LIFE	* *	5	\$2,000	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade, North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade								
Masonry: Limestone	20%			LIFE	* *	5	\$800	
Metal Panel	5%			2044	* *	5	\$600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,000	
Slate	5%			LIFE	* *	5	\$200	
Roof								
Modified Bitumen	50%			2029	* *	10	\$9,000	
Modified Bitumen	50%	2-4	\$56,600	2034	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over Old Apartment								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Over Old Apartment								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Old Apartment								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Old Apartment And First Floor								

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Air Conditioning Room In Basement								
Ceramic Tile	5%			2033	**	5	\$1,800	
Vinyl Tile	50%			2029	**	3	\$8,800	
Wood	30%	Now	\$75,500	2039	**	5	\$9,900	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : 3rd Floor								
Wood	5%	Now	\$62,900	2064	**	5	\$1,700	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	60%			LIFE	**	5	\$12,900	
Masonry: Brick	5%	Now	\$15,100	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 3%								
Location : Chimney At Fourth Floor								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Plaster	15%	Now	\$14,000	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Air Conditioning Equipment Room In Basement And Fourth Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Air Conditioning Equipment Room In Basement, 3rd And 4th Floors								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Air Conditioning Equipment Room In Basement								
Plaster	5%	Now	\$15,500	LIFE	**	5	\$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Olde Apartment								
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	30%			2041	**	5	\$10,600	
Glass: Susp Panels	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$8,800	
Plaster	40%			LIFE	**	5	\$8,800	
Plaster	5%	Now		\$25,100	LIFE	**	5	\$1,100

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*

*Location : Old Apartment*

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Old Apartment*

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Service Equipment**

Molded Case Bkrs	100%			2024		\$2,700	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings Available*

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2024		\$35,000	5	\$600	
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**Raceway**

Conduit	30%			2024		\$10,200	1		
Conduit	70%			2044		**	1		

**Panelboards**

Fused Disc Sw	5%			2040		**	5		
Molded Case Bkrs	35%			2023		\$8,500	5	\$200	
Molded Case Bkrs	60%			2040		**	5	\$400	

**Wiring**

Thermoplastic	40%			2024		\$12,000	1		
Thermoplastic	60%			2044		**	1		

**Motor Controllers**

Locally Mounted	100%			2022		\$49,100	5	\$200	
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**Ground**

**Grounding Devices**

Not Accessible	100%								
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**Lighting**

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2029	* *	10	\$6,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2019	\$84,300	10	\$2,200	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fluorescent	10%			2029	* *	10	\$2,200	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : 3rd Floor							
Fluorescent	50%			2029	* *	10	\$10,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Reading Areas							
	Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,800	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
Fluorescent	100%			2024	\$81,700	10	\$2,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Front And Rear Only							
	Explanation : Compact Fluorescent Light Fixtures							
Alarm								
Security System								
Generic	100%			2029	* *	1	\$8,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$14,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Smoke Detectors And Manual Pull Stations							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2022	\$57,300	1	\$11,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2023	\$128,000	4	\$1,200	
	Terminal Devices								
	Air Handler	80%			2032	* *	1	\$11,600	
	Convactor/Radiator	20%			2029	* *	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Reciprocating	50%			2019	\$43,200	1	\$5,500	
	Compr/Chiller								
				R-22 Refrigerant, Extent : Light, Area Affected : 50%					
				Location : Basement & 3rd Floor					
	Ext Pkg Unit - Cooling	20%			2019	\$23,500	2	\$300	
				R-22 Refrigerant, Extent : Light, Area Affected : 20%					
				Location : Lower Roof					
	Ext Pkg Unit - Cooling	30%			2032	* *	2	\$400	
				R-134a Refrigerant, Extent : Light, Area Affected : 30%					
				Location : Roof					
	Terminal Devices								
	Direct Expansion	50%			2019	\$39,500	1		
	No Component	50%							
	Heat Rejection								
	Remote Air Cond	50%	Now	\$15,200	2024	\$76,100	2	\$6,600	
				Broken, Extent : Severe, Area Affected : 20%					
				Location : Roof					
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,100	
	Exhaust Fans								
	Interior	60%			2024	\$16,900	2	\$400	
	Roof	40%	Now	\$2,400	2024	\$8,100	2	\$200	
				Broken, Extent : Severe, Area Affected : 20%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$5,900	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,800	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 10%					
				Location : Drains Inside West Wall May Be Leaking					

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2017	\$7,200	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Fan Room							
		Explanation : 1 Unit							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2044	* *	1-2	\$1,300	

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : HARLEM BRANCH LIBRARY  
**Address** : 9 WEST 124TH ST. @FIFTH AVE  
**Borough** : MANHATTAN **Agency's Number** : H02  
**Program / Asset #** : NPL0H02.000 / 13338 **Yr Built/Renovated** : 1909 / 2004  
**Area Sq Ft** : 13,058 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 11-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1722 **Lot** : 30 **BIN** : 1053460

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$84,900	\$77,900
Electrical	\$8,600	\$48,900
Mechanical		\$47,800
<b>Total</b>	<b>\$93,500</b>	<b>\$174,500</b>
Importance Code A	\$84,900	\$77,900
Importance Code B	\$8,600	\$96,600
<b>Total</b>	<b>\$93,500</b>	<b>\$174,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$9,400		\$5,300	\$2,400
Interior Architecture	\$1,600		\$4,500	\$1,600
Electrical	\$1,500	\$1,200	\$3,800	\$1,600
Mechanical	\$4,200	\$2,000	\$2,300	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$20,700</b>	<b>\$7,200</b>	<b>\$19,800</b>	<b>\$12,600</b>
Importance Code A	\$10,000	\$600	\$6,000	\$3,000
Importance Code B	\$10,600	\$6,500	\$13,800	\$9,600
Importance Code C				
<b>Total</b>	<b>\$20,700</b>	<b>\$7,200</b>	<b>\$19,800</b>	<b>\$12,600</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	65%	Now	\$84,900	LIFE	* *	5	\$28,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%			LIFE	* *	5	\$1,600	
Masonry: Limestone	25%			LIFE	* *	5	\$8,200	
Metal Panel	5%	Now	\$1,600	2044	* *	5	\$4,100	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Community Room Wall</i>								
<b>Windows</b>								
Aluminum	100%			2040	* *	5	\$4,700	
<b>Parapets</b>								
Masonry: Brick	75%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,500	LIFE	* *	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Limestone	10%	Now	\$3,700	LIFE	* *	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Security Bars	10%			2039	* *			
<b>Roof</b>								
Asphalt Shingle	45%	Now	\$1,600	2033	* *			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Modified Bitumen	50%			2029	* *	10	\$5,300	
Skylight, Metal/Glass	5%			2024	\$77,900	10	\$1,800	
<b>Interior</b>								
<b>Floors</b>								
Terrazzo	10%			LIFE	* *	5	\$1,500	
Vinyl Tile	65%			2029	* *	3	\$6,300	
Wood	25%			2039	* *	5	\$9,000	
<b>Interior Walls</b>								
Plaster	100%			LIFE	* *	5	\$10,500	
<b>Ceilings</b>								
Plaster	100%			LIFE	* *	5	\$12,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 800 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	* *	5		
Molded Case Bkrs	50%			2024	\$16,000	5	\$200	
Raceway								
Conduit	20%			2024	\$6,200	1		
Conduit	80%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	* *	5		
Molded Case Bkrs	15%			2023	\$2,200	5	\$100	
Molded Case Bkrs	80%			2040	* *	5	\$300	
Wiring								
Thermoplastic	80%			2044	* *	1		
Thermoplastic	20%			2024	\$5,500	1		
Motor Controllers								
Locally Mounted	80%			2037	* *	5	\$100	
Locally Mounted	20%			2022	\$6,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	88%			2032	* *	10	\$10,500	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2029	* *	10	\$600	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	2%			2019	\$8,600	10	\$200	
Fluorescent	5%			2032	* *	10	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$1,600	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$48,900	10		
Alarm								

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**NEW YORK PUBLIC LIBRARY - 035**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Alarm**

## Security System

## Generic

100%

2032

\* \*

1

\$4,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

## Generic

100%

2032

\* \*

1-3

\$8,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Heating**

## Energy Source

## Natural Gas

100%

2034

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 1%**Location : Electrical Room**Explanation : Hazard! Gas Meter Is Located Inside The Electrical Room*

## Conversion Equipment

## Hot Water Boiler

100%

2029

\* \*

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

## Distribution

## Hot Wtr Piping/Pump

100%

2032

\* \*

4

\$600

## Terminal Devices

## Convactor/Radiator

100%

2029

\* \*

1

\$4,200

**Air Conditioning**

## Energy Source

## Electricity

100%

2032

\* \*

1

## Conversion Equipment

## Int Pkg Unit - Cooling

20%

2022

\$33,300

2

\$200

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Basement & Auditorium*

## Ext Pkg Unit - Cooling

80%

2024

\$47,800

2

\$600

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Roof*

## Terminal Devices

## Direct Expansion

20%

2024

\$8,000

1

## No Component

80%

## Heat Rejection

## Remote Air Cond

20%

2024

\$15,500

2

\$1,800

## No Component

80%

**Ventilation**

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**NEW YORK PUBLIC LIBRARY - 035**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
Exhaust Fans								
Roof	100%			2024	\$10,300	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%	Now	\$3,000	2024	\$3,000	2	\$200	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2024	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-3								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2034	* *	1-2	\$2,200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : HUDSON PARK - ECRIC BRANCH LIBRARY  
**Address** : 66 LEROY ST. NEAR SEVENTH AVE. SOUTH  
**Borough** : MANHATTAN **Agency's Number** : H04  
**Program / Asset #** : NPL0H04.000 / 13340 **Yr Built/Renovated** : 1906 /  
**Area Sq Ft** : 17,565 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 08-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 582 **Lot** : 18 **BIN** : 1009760

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$67,100	
Interior Architecture		\$201,500
Electrical	\$575,900	\$119,800
Mechanical	\$64,300	\$121,300
<b>Total</b>	<b>\$707,200</b>	<b>\$442,700</b>
Importance Code A	\$67,100	
Importance Code B	\$640,100	\$442,700
<b>Total</b>	<b>\$707,200</b>	<b>\$442,700</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$60,800		\$15,100	
Interior Architecture	\$26,800	\$4,000		\$600
Electrical	\$18,300	\$600	\$15,400	\$400
Mechanical	\$27,000	\$1,600	\$22,500	\$2,000
<b>Total</b>	<b>\$132,800</b>	<b>\$6,200</b>	<b>\$53,000</b>	<b>\$3,100</b>
Importance Code A	\$61,700	\$900	\$16,200	\$900
Importance Code B	\$62,500	\$5,000	\$36,800	\$2,200
Importance Code C	\$8,700	\$300		
<b>Total</b>	<b>\$132,800</b>	<b>\$6,200</b>	<b>\$53,000</b>	<b>\$3,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**HUDSON PARK - ECRIC BRANCH LIBRARY**  
**Asset # : 13340**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$17,200		
Masonry: Brick	12%	4+	\$7,700	LIFE	**	5	\$2,600		
Efflorescence, Extent : Moderate, Area Affected : 40%									
Location : Throughout Leroy Street Facade									
Masonry: Granite	2%			LIFE	**	5	\$300		
Masonry: Limestone	6%			LIFE	**	5	\$1,000		
Windows									
Wood	40%	Now	\$53,700	2049	**	5	\$9,600		
Deteriorated Finish, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 50%									
Location : Most Windows									
Wood	50%			2032	**	5	\$24,100		
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Wood	10%	Now	\$13,400	2049	**	5	\$2,400	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Top Floor Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Top Floor Apartment									
Parapets									
Masonry: Brick	20%	2-4	\$22,400	LIFE	**	5	\$1,000		
Loose/Delam Surface, Extent : Moderate, Area Affected : 33%									
Location : Throughout									
Parge/Tar Separating, Extent : Light, Area Affected : 100%									
Location : Roof Side Of Wall									
Masonry: Brick	65%			LIFE	**	5	\$3,200		
Masonry: Limestone	10%			LIFE	**	5	\$600		
Metal Panel	5%	2-4	\$18,700	2054	**	5	\$500		
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Bulkhead Apartment Roof									
Staining/Discoloring, Extent : Moderate, Area Affected : 100%									
Location : Bulkhead Apartment Roof									
Roof									
Modified Bitumen	100%			2029	**	10	\$15,100		
Interior									
Floors									
Ceramic Tile	5%			2033	**	5	\$1,400		
Panel/Paver: Cer/Brk	2%			2040	**	5	\$1,300		
Slate	5%			LIFE	**	5	\$1,500		
Terrazzo	2%			LIFE	**	5	\$400		
Vinyl Tile	86%			2024	\$201,500	3	\$9,000		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**HUDSON PARK - ECRIC BRANCH LIBRARY**  
**Asset # : 13340**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Interior Walls

Ceramic Tile	3%			2033	**	5	\$700	
Glass: Single Pane	1%			LIFE	**	5	\$200	
Marble Panels	1%			LIFE	**			
Plaster	90%			LIFE	**	5	\$5,900	
Plaster	5%	Now		LIFE	**	5	\$300	

*Paint Peeling, Extent : Severe, Area Affected : 100%*

*Location : Top Floor Apartment*

*Worn/Eroded, Extent : Severe, Area Affected : 100%*

*Location : Top Floor Apartment*

## Ceilings

Plaster	95%			LIFE	**	5	\$16,500	
Plaster	5%	Now		LIFE	**	5	\$900	

*Paint Peeling, Extent : Severe, Area Affected : 100%*

*Location : Top Floor Apartment*

*Worn/Eroded, Extent : Severe, Area Affected : 100%*

*Location : Top Floor Apartment*

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2024		\$1,500	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024		\$32,000	5	\$500	
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## Raceway

Conduit	70%			2034	**	1			
Conduit	30%			2024		\$9,300	1		

## Panelboards

Molded Case Bkrs	40%			2023		\$5,900	5	\$200	
Molded Case Bkrs	60%			2032	**	5	\$300		

## Wiring

Braided Cloth	30%	2-4		\$8,200	2049	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	70%			2034	**	1			
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## Motor Controllers

Locally Mounted	100%			2022		\$29,900	5	\$100	
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## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**HUDSON PARK - ECRIC BRANCH LIBRARY**  
**Asset # : 13340**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,400	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2019	\$518,300	10	\$14,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Incandescent	10%	2-4	\$57,600	2034	* *	2		
		Inadequate Ltg Level, Extent : Moderate, Area Affected : 80%							
		Location : Third Floor							
	Egress Lighting								
	Emergency, Battery	70%			2024	\$16,400	10	\$3,000	
	Exit, Service	30%			2024	\$700	1		
	Exterior Lighting								
	HID	100%			2024	\$65,700	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2024	\$10,500	1	\$1,300	
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2024	\$54,100	1-3	\$3,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$8,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$900	
	Terminal Devices								
	Air Handler	20%			2024	\$18,800	1	\$2,200	
	Convactor/Radiator	80%			2029	* *	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**HUDSON PARK - ECRIC BRANCH LIBRARY**  
**Asset # : 13340**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2022	\$69,300	2	\$200	
	Ext Pkg Unit - Cooling	80%	4+	\$12,900	2019	\$64,300	2	\$700	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : Condenser Coils							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,800	
	Exhaust Fans								
	Interior	100%			2019	\$19,200	2	\$500	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2022	\$52,000	1		
	Water Heater								
	Gas Fired	100%			2023	\$4,000	2	\$300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$7,600	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement Oil Tank Room							
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : Missing Trap And Piping - 4th Floor Custodian Apartment							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$4,900	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement Oil Tank Room							
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : HUNT'S POINT BRANCH LIBRARY  
**Address** : 877 SOUTHERN BLVD. @TIFFANY ST.  
**Borough** : BRONX **Agency's Number** : H05  
**Program / Asset #** : NPL0H05.000 / 13341 **Yr Built/Renovated** : 1929 / 2001  
**Area Sq Ft** : 13,715 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 25-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2722 **Lot** : 63 **BIN** : 2005755

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$61,800	\$242,500
Interior Architecture	\$69,200	\$37,800
Electrical	\$427,200	
Mechanical	\$47,000	\$128,400
<b>Total</b>	<b>\$605,100</b>	<b>\$408,700</b>
Importance Code A	\$61,800	\$242,500
Importance Code B	\$543,400	\$166,200
<b>Total</b>	<b>\$605,100</b>	<b>\$408,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$12,600	\$10,600	\$2,000
Interior Architecture	\$1,700	\$148,500	\$3,100	
Electrical	\$82,900	\$6,000	\$33,200	
Mechanical	\$2,400	\$4,400	\$21,000	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$90,900</b>	<b>\$175,400</b>	<b>\$71,800</b>	<b>\$7,300</b>
Importance Code A	\$700	\$13,300	\$11,300	\$2,700
Importance Code B	\$90,200	\$162,100	\$60,500	\$4,600
Importance Code C				
<b>Total</b>	<b>\$90,900</b>	<b>\$175,400</b>	<b>\$71,800</b>	<b>\$7,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Exterior**

## Exterior Walls

Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$23,100	
Masonry: Brick	73%			LIFE	* *	5	\$30,800	
Stucco Cement	20%			2024	\$242,500	5	\$21,100	

## Windows

Aluminum	100%			2035	* *	5	\$4,000	
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## Parapets

Masonry: Brick	95%			LIFE	* *	5	\$3,800	
Masonry: Limestone	5%			LIFE	* *	5	\$300	

## Roof

Roll Roofing	100%			2018	\$61,800	5	\$25,200	
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**Interior**

## Floors

Carpet	55%			2018	\$142,800	3	\$16,900	
Cast in Place Concrete	5%	Now	\$1,100	LIFE	* *	5	\$2,200	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Basement*

Vinyl Tile	40%			2019	\$69,200	3	\$3,100	
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## Interior Walls

Plaster	95%			LIFE	* *	5	\$11,800	
Plaster	5%			LIFE	* *	5	\$600	

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Second Floor Children's Community Room*

## Ceilings

AcousTile,Adhered	20%			2024	\$37,800	5	\$4,100	
Plaster	75%			LIFE	* *	5	\$9,600	
Plaster	5%	Now	\$700	LIFE	* *	5	\$600	

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Second Floor Children's Community Room*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	50%			2029	* *	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch*

Fused Disc Sw	50%			2029	* *	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Amps Main Disconnect Switch*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$32,000	2049	* *	5	\$200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Con Edison Current Transformer Cabinet Is Corroded. (Enclosure Damaged)</i>								
Raceway								
Conduit	70%			2019	\$21,700	1		
Conduit	30%			2029	* *	1		
Panelboards								
Molded Case Bkrs	40%			2018	\$5,900	5	\$100	
Molded Case Bkrs	40%			2027	* *	5	\$100	
Molded Case Bkrs	20%			2035	* *	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$5,500	2044	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2029	* *	1		
Thermoplastic	30%			2039	* *	1		
Motor Controllers								
Locally Mounted	30%			2024	\$9,000	5		
Locally Mounted	70%			2017	\$21,000	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	
Generic	50%	2-4	\$4,700	LIFE	* *	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	75%			2019	\$337,200	10	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	20%			2017	\$89,900	10	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	2%			2017	\$3,500	10		
Incandescent	3%			2017	\$13,500	2		
Egress Lighting								
Exit, Service	100%			2019	\$1,900	1		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2039	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2032	* *	1	\$6,800		
Distribution									
Hot Wtr Piping/Pump	100%			2035	* *	4	\$700		
Terminal Devices									
Convactor/Radiator	100%			2024	\$128,400	1	\$4,400		
Air Conditioning									
Energy Source									
Electricity	100%			2035	* *	1			
Conversion Equipment									
Reciprocating	10%			2019	\$4,600	1	\$600		
Compr/Chiller									
Ext Pkg Unit - Cooling	75%			2019	\$47,000	2	\$600		
No Component	15%								
Distribution									
Ductwork/Diffusers	75%			LIFE	* *	2	\$13,400		
No Component	25%								
Terminal Devices									
Fan Coil - Cooling	10%	Now	\$900	2019	\$8,900	1	\$400		
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : 2 Nd Floor Office								
No Component	90%								
Heat Rejection									
Air Condenser Unit	10%			2019	\$2,300	2	\$1,000		
No Component	90%								
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2039	* *	1			
Galv Iron/Steel	80%			2032	* *	1			
Water Heater									
Gas Fired	100%			2018	\$3,200	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : INWOOD BRANCH LIBRARY  
**Address** : 4790 BROADWAY @ACADEMY ST.  
**Borough** : MANHATTAN **Agency's Number** : I01  
**Program / Asset #** : NPL0I01.000 / 13342 **Yr Built/Renovated** : 1952 / 2001  
**Area Sq Ft** : 17,334 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 01-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 2233 **Lot** : 13 **BIN** : 1064894

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$35,900	\$137,700
Mechanical	\$38,600	
<b>Total</b>	<b>\$74,600</b>	<b>\$137,700</b>
Importance Code A	\$74,600	\$137,700
<b>Total</b>	<b>\$74,600</b>	<b>\$137,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$76,700		\$16,500	\$400
Interior Architecture	\$26,100	\$600	\$3,100	\$3,500
Electrical	\$1,700	\$1,300	\$19,600	\$1,800
Mechanical	\$7,400	\$2,700	\$5,700	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$115,800</b>	<b>\$8,500</b>	<b>\$48,800</b>	<b>\$12,800</b>
Importance Code A	\$76,700	\$900	\$17,400	\$1,300
Importance Code B	\$39,100	\$7,700	\$28,300	\$11,600
Importance Code C			\$3,100	
<b>Total</b>	<b>\$115,800</b>	<b>\$8,500</b>	<b>\$48,800</b>	<b>\$12,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**INWOOD BRANCH LIBRARY**  
**Asset # : 13342**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	67%	2-4	\$27,400	LIFE	* *	5	\$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	20%			LIFE	* *	5	\$5,500	
Masonry: Limestone	3%	2-4	\$4,400	LIFE	* *	5	\$600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2044	* *	5-10	\$9,400	
Granite Panels	3%	4+	\$4,300	LIFE	* *	5	\$600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Slate Panels	2%	2-4	\$2,800	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	80%	2-4	\$13,800	2023	\$137,700	5	\$1,700	
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Aluminum	20%			2040	* *	5	\$800	
Parapets								
Masonry: Brick	70%	Now	\$35,900	LIFE	* *	5	\$3,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Northwest Corner								
Masonry: Brick	20%			LIFE	* *	5	\$900	
Masonry: Limestone	10%	Now	\$4,700	LIFE	* *	5	\$600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Built-Up (BUR)	83%			2029	* *	10	\$13,900	
Metal Panel	15%			2037	* *	10	\$4,600	
Skylight, Metal/Glass	2%	4+	\$14,700	2034	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**INWOOD BRANCH LIBRARY**  
**Asset # : 13342**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$31,000	3	\$4,900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2033	**	5	\$1,200	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	45%			2032	**	3	\$5,500	
Vinyl Tile	30%	2-4	\$12,400	2029	**	3	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	15%			LIFE	**	5	\$3,200	
Operable Wall	5%			2044	**	5	\$6,200	
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$7,500	
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	50%	2-4	\$9,800	2037	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2037	**	5	\$2,500	
Exposed Concrete	10%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Plaster	10%			LIFE	**	5	\$1,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$100	

**Ground**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**INWOOD BRANCH LIBRARY**  
**Asset # : 13342**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$10,300	
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 65%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	35%			2029	* *	10	\$5,600	
			<i>T-5 Lamps, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Thriughout The Building</i>					
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,100	
Exit, LED	50%			2052	* *	1		
Exterior Lighting								
HID	100%			2029	* *	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	* *	1	\$3,200	
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$11,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	2-4	\$38,600	2044	* *	1	\$7,700	
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$900	
Terminal Devices								
Air Handler	60%			2029	* *	1	\$6,400	
Convactor/Radiator	40%			2037	* *	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**INWOOD BRANCH LIBRARY**  
**Asset # : 13342**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	30%			2024	\$23,800	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2029	* *	1	\$7,500	
	No Component	30%							
Heat Rejection									
	Remote Air Cond	70%			2029	* *	2	\$8,500	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,700	
Exhaust Fans									
	Roof	20%			2024	\$2,700	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2050	* *	1		
	Galv Iron/Steel	60%			2037	* *	1		
Water Heater									
	Gas Fired	100%	0-2	\$4,000	2024	\$4,000	2	\$200	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2029	* *	1	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : One Unit							

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : JEFFERSON MARKET BRANCH LIBRARY  
**Address** : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.  
**Borough** : MANHATTAN **Agency's Number** : J01  
**Program / Asset #** : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2013  
**Area Sq Ft** : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 08-Jul-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$76,900
Interior Architecture		\$257,300
Electrical	\$144,100	\$837,800
Mechanical	\$60,600	
<b>Total</b>	<b>\$204,700</b>	<b>\$1,172,000</b>
Importance Code A		\$76,900
Importance Code B	\$204,700	\$1,095,100
<b>Total</b>	<b>\$204,700</b>	<b>\$1,172,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,200		\$12,100	
Interior Architecture	\$113,200			\$3,500
Electrical	\$21,600	\$800	\$900	\$500
Mechanical	\$38,500	\$3,600	\$9,100	\$5,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$199,400</b>	<b>\$12,200</b>	<b>\$30,100</b>	<b>\$16,900</b>
Importance Code A	\$18,200		\$12,200	
Importance Code B	\$128,100	\$12,200	\$17,900	\$16,900
Importance Code C	\$53,100			
<b>Total</b>	<b>\$199,400</b>	<b>\$12,200</b>	<b>\$30,100</b>	<b>\$16,900</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Iron	5%			LIFE	* *				
Masonry: Brick	75%			LIFE	* *	5	\$39,700		
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	\$2,000		
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Masonry: Sandstone	15%			LIFE	* *	5	\$6,000		
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Windows									
Aluminum	75%			2032	* *	5	\$6,200		
Aluminum	10%	Now	\$1,900	2023	\$37,200	5	\$400		
	Air Infiltration, Extent : Moderate, Area Affected : 40%								
	Location : Basement								
	Glazing Clouded, Extent : Moderate, Area Affected : 40%								
	Location : Basement								
Aluminum	15%	2-4	\$3,200	2032	* *	5	\$600		
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Second Floor And Above								
	Explanation : These Are Stained Glass Windows								
Roof									
Copper/Terne	15%			2039	* *	10	\$12,100		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Slate	85%	Now	\$10,100	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Various Locations								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$3,400		
Terrazzo	5%			LIFE	* *	5	\$1,200		
Vinyl Tile	40%	2-4	\$11,400	2024	\$114,300	3	\$4,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout 9x9 Tiles								
Vinyl Tile	50%	2-4	\$14,300	2024	\$142,900	3	\$5,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%			LIFE	**	5	\$3,300	
	Masonry: Brick	20%	4+	\$23,500	LIFE	**			
Efflorescence, Extent : Severe, Area Affected : 30%									
Location : Basement									
	Masonry: Fieldstone	2%	4+	\$4,000	LIFE	**			
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Basement									
Explanation : Efflorescence, Water Penetration									
	Masonry: Limestone	10%			LIFE	**			
	Plaster	53%	Now	\$25,600	LIFE	**	5	\$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Toilet									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Toilet And Fire Stair									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Basement Storage Room, 1st Floor Reading Room And Fire Stair									
	Wood	5%			LIFE	**	5	\$11,100	
Ceilings									
	Masonry: Infill Arch	10%	Now	\$8,200	LIFE	**			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Plaster	60%			LIFE	**	5	\$12,300	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 2nd Floor Auditorium, 1st Floor Reading Room And 3rd Floor Men's Staff Toilet									
	Plaster	25%	Now	\$26,200	LIFE	**	5	\$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Rotunda Ceiling And Walkway Above Mezzanine, Auditorium									
	Wood	5%			LIFE	**	5	\$14,400	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2034	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Rating Available									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$35,000	5	\$500	
Raceway									
	Conduit	100%			2024	\$34,000	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	95%			2023	\$23,100	5	\$500	
Molded Case Bkrs	5%			2032	* *	5		
Wiring								
Braided Cloth	70%	2-4	\$21,000	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Rubber	10%			2023	\$3,000	1		
Thermoplastic	20%			2024	\$6,000	1		
Motor Controllers								
Locally Mounted	100%			2022	\$49,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$668,900	10	\$17,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Incandescent	10%			2019	\$74,300	2		
Egress Lighting								
Exit, Service	50%			2024	\$1,600	1		
Exit, Battery	50%			2024	\$5,200	10	\$700	
Exterior Lighting								
HID	100%			2024	\$84,800	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	* *	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2019	\$69,800	1-3	\$3,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Under Construction	100%							
Conversion Equipment									
	Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	60%			2032	* *	4	\$600	
	Steam Piping/Pump	40%			2034	* *	4	\$600	
Terminal Devices									
	Convactor/Radiator	10%			2037	* *	1	\$700	
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Air Handlers Are Covered Under A C Section. 2 Units Out Of 3 Are Out							
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Explanation : Fan Coil Units Are Covered Under A C Section							
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%	2-4	\$60,600	2039	* *	1	\$20,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units In Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Chillers							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,000	
Terminal Devices									
	Air Handler/Cool/Ht	50%	Now	\$28,600	2029	* *	1	\$5,800	
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : 2 Out of 3 In Basement Chiller Room And One In Lobby Ceiling							
	Fan Coil - Cool/Heat	50%			2029	* *	1	\$3,400	
Heat Rejection									
	Water Cool Tower	100%			2029	* *	2	\$20,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
Exhaust Fans									
	Roof	10%	Now	\$400	2024	\$1,800	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	No Component	90%							
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2029	* *	1		
Water Heater									
	Electric	100%			2022	\$3,500	4	\$200	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement Boiler Room							
		Explanation : 1 Reserved Gas Fire Unit Not Connected To Flue Pipe							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$4,900	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 15%							
		Location : Drainage, Especially In Kitchen							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$12,000	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2034	* *	1-2	\$300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : KINGSBRIDGE BRANCH LIBRARY  
**Address** : 291 WEST 231 STREET @ CORLEAR AVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0018.000 / 14728 **Yr Built/Renovated** : 2011 /  
**Area Sq Ft** : 12,500 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 08-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,mez  
**Block** : 5713 **Lot** : 123 **BIN** : 2119474

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$43,700
<b>Total</b>		<b>\$43,700</b>
Importance Code B		\$43,700
<b>Total</b>		<b>\$43,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$13,700
Interior Architecture	\$1,700		\$700	\$500
Electrical	\$1,400	\$1,200	\$1,200	\$1,500
Mechanical	\$1,500	\$1,300	\$2,100	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$8,500</b>	<b>\$6,400</b>	<b>\$7,900</b>	<b>\$23,000</b>
Importance Code A	\$600	\$600	\$600	\$14,300
Importance Code B	\$7,400	\$5,800	\$7,200	\$8,600
Importance Code C	\$500			
<b>Total</b>	<b>\$8,500</b>	<b>\$6,400</b>	<b>\$7,900</b>	<b>\$23,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**KINGSBRIDGE BRANCH LIBRARY**  
**Asset # : 14728**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$8,300	
Masonry: Brick	25%			LIFE	**	5	\$2,100	
Metal Panel	20%			2050	**	5-10	\$11,400	
Window Wall	35%			2050	**	5	\$10,800	
Parapets								
Masonry: Brick	30%			LIFE	**	5		
Metal Panel	20%			2050	**	5		
Metal Rail	50%			2041	**	5-10		
Roof								
IRMA/Protected Membrane	20%			2032	**	10		
	Water Penetration, Extent : Light, Area Affected : 5% Location : First Floor Near Emergency Exit At East Side							
IRMA/Protected Membrane	65%			2032	**	10		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : " Green " Roof Is Covered With Planting							
Sloped Glazing	15%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2025	\$16,800	3	\$2,000	
Cast in Place Concrete	35%			LIFE	**	5	\$20,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : First Floor At Column Junctions Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Polished Concrete							
Cast in Place Concrete	40%			LIFE	**	5	\$23,300	
Ceramic Tile	5%			2037	**	5	\$1,300	
Vinyl Tile	15%			2032	**	3	\$2,000	
Interior Walls								
Cast in Place Concrete	50%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$1,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$800	
Glass: Single Pane	5%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$1,800	
Metal Panel	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**KINGSBRIDGE BRANCH LIBRARY**  
**Asset # : 14728**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Ceilings

Exposed Concrete	5%			LIFE		**	5	\$200	
Gypsum Board	10%			LIFE		**	5	\$3,300	

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : First Floor Near East Emergency Exit*

Metal Panel	75%			LIFE		**	5	\$24,900	
Wood	10%			LIFE		**	5	\$23,300	

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Community Room, Childrens Story Room*

*Explanation : Suspended Wood Slat Ceiling*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2050		**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2050		**	5	\$100	
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## Raceway

Conduit	100%			2050		**	1		
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## Panelboards

Molded Case Bkrs	100%			2046		**	5	\$300	
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## Wiring

Thermoplastic	100%			2050		**	1		
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## Motor Controllers

Locally Mounted	100%			2041		**	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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## Lighting

## Interior Lighting

Fluorescent	70%			2032		**	10	\$8,000	
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*T-8 Lamps, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent	30%			2032		**	10	\$3,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Compact Fluorescent Light Fixtures*

## Egress Lighting

Emergency, Battery	50%			2032		**	10	\$1,500	
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Exit, Service	50%			2032		**	1		
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**NEW YORK PUBLIC LIBRARY - 035**  
**KINGSBRIDGE BRANCH LIBRARY**  
**Asset # : 14728**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Exterior Lighting Fluorescent	50%			2032	* *	10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	50%			2032	* *	10		
<b>Alarm</b>								
Security System Generic	100%			2032	* *	1	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2032	* *	1-3	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2050	* *	1		
Conversion Equipment Furnace	100%			2032	* *	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Part Of Roof Top Units</i>								
<i>Explanation : 2 Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	* *	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	
Exhaust Fans Roof	100%			2032	* *	2	\$400	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2050	* *	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**KINGSBRIDGE BRANCH LIBRARY**  
**Asset # : 14728**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	100%			2023	\$1,900	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Tank							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Rigid Piping	100%			2032	* *	4	\$1,600	
	Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,600	
	Backflow Preventer Generic	100%			2032	* *	1	\$800	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At All Levels							
		Explanation : One Unit							
Fire Suppression									
	Chemical System								
	No Component	90%							
	Generic	10%			2023	\$2,600	1-3	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fire Extinguishers							

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER  
**Address** : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002  
**Area Sq Ft** : 138,384 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1134 **Lot** : 25 **BIN** : 1028832

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$473,500	\$550,800
Interior Architecture	\$269,400	\$124,400
Electrical	\$107,900	\$654,600
<b>Total</b>	<b>\$850,800</b>	<b>\$1,329,800</b>
Importance Code A	\$473,500	\$550,800
Importance Code B	\$377,300	\$779,000
<b>Total</b>	<b>\$850,800</b>	<b>\$1,329,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture			\$2,000	
Interior Architecture	\$237,000	\$9,800		\$44,200
Electrical		\$1,000	\$900	\$100
Mechanical	\$23,200	\$38,500	\$42,000	\$20,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$279,900</b>	<b>\$69,100</b>	<b>\$64,600</b>	<b>\$84,400</b>
Importance Code A	\$5,500	\$3,700	\$5,400	\$3,400
Importance Code B	\$274,400	\$65,300	\$59,300	\$81,000
Importance Code C				
<b>Total</b>	<b>\$279,900</b>	<b>\$69,100</b>	<b>\$64,600</b>	<b>\$84,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	55%			LIFE	* *			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%							
	Location : Facade Along Amsterdam							
Pre-Cast Concrete	10%	Now	\$81,100	LIFE	* *	5	\$80,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Bulkhead							
Window Wall	35%			2043	* *	5	\$325,200	
Windows								
Aluminum	100%			2039	* *	5	\$3,900	
Parapets								
Metal Rail	100%			2036	* *	5-10	\$267,400	
Roof								
Single Ply Membrane	95%			2028	* *	10	\$229,800	
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Around Bulkhead							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
	Location : Around Auditorium							
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : Below Deck, Throughout							
Skylight, Metal/Glass	5%			2043	* *	10	\$40,300	
Interior								
Floors								
Carpet	40%	4+	\$198,900	2022	\$994,600	3	\$118,000	
	Worn/Eroded, Extent : Light, Area Affected : 25%							
	Location : Throughout All Floors							
Cast in Place Concrete	5%			LIFE	* *	5	\$21,500	
Ceramic Tile	5%			2032	* *	5	\$9,800	
Terrazzo	25%	0-2	\$226,400	LIFE	* *	5	\$38,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Main Stairs							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : 3rd Floor Corridor							
Vinyl Tile	20%	Now	\$33,100	2028	* *	3	\$14,700	
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : 3rd Floor Backstacks							
	Explanation : 9x9 Tiles							
Wood	5%			2051	* *	5	\$18,400	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,200	
Gypsum Board	15%			LIFE	* *	5	\$9,400	
Travertine Panels	15%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$15,700	

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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Interior

## Ceilings

AcousTileConcealSpLn	35%			2028	**	5		\$86,000	
AcousTileSusp.Lay-In	10%			2028	**	5		\$19,700	
Exposed Concrete	15%			LIFE	**	5		\$4,600	
Gypsum Board	5%			LIFE	**	5		\$12,300	
Plaster	35%			LIFE	**	5		\$43,000	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2023		\$20,600	5		\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One 5000 Amp Main Service</i>									

## Transformers

Dry Type	100%			2036	**	5			\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2- 300 Kva 277/480v</i>									

## Switchgear / Switchboard

Fused Disc Sw	90%			2023		\$72,300	5		\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Located In The Mechanical Room</i>									
Fused Disc Sw	10%			2043	**	5			\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First Floor A Level</i>									
<i>Explanation : Located At The First Floor</i>									

## Raceway

Conduit	30%			2033	**	1			
Conduit	50%			2043	**	1			
Conduit	20%			2023		\$16,500	1		

## Panelboards

Molded Case Bkrs	50%			2031	**	5			\$1,800
Molded Case Bkrs	50%			2039	**	5			\$1,800

## Wiring

Thermoplastic	30%			2043	**	1			
Thermoplastic	70%			2033	**	1			

## Motor Controllers

Locally Mounted	50%			2036	**	5			\$500
Locally Mounted	30%			2028	**	5			\$300
Locally Mounted	20%			2021		\$47,900	5		\$200

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Ground**

Grounding Devices  
Generic

100% LIFE \* \* 5 \$2,000  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Water Main*

**Lighting**

Interior Lighting  
Fluorescent

85% 2028 \* \* 10 \$107,900  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-5 And T-8 Lamps - All Lighting Tied Into Motorized Control Panel*

HID

5% 2028 \* \* 10 \$200

Incandescent

10% 2028 \* \* 2 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Gallery And Auditorium*  
*Explanation : All Incandescent Lighting At Auditorium And Gallery Contolled By Lutron Dimmers Panel Switch*

Egress Lighting

Emergency, Service

70% 2028 \* \* 1

Exit, LED

30% 2051 \* \* 1

Exterior Lighting

HID

100% 2023 \$517,900 10 \$400

**Alarm**

Security System

Not Accessible

100%

Fire/Smoke Detection

Not Accessible

100%

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

Energy Source

Utility Steam

100% 2043 \* \* 1

Conversion Equipment

Heat Exchanger

50% 2032 \* \* 1 \$34,200

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Lincoln Center*

*Explanation : Equipment Is Located Outside The Library*

Pres. Reducing Valve/LP  
Steam

50% 2032 \* \* 5 \$4,100

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Lincoln Center*

*Explanation : Equipment Is Located Outside The Library*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	30%			2039	* *	4	\$2,000	
	Steam Piping/Pump	70%			2043	* *	4	\$4,800	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2043	* *	1		
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$6,800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	* *	1	\$85,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$77,200	
	Exhaust Fans								
	Interior	100%			2028	* *	2	\$4,200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2043	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lincoln Center								
	Explanation : Equipment Is Located Outside The Library								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2043	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$8,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement : 3rd Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$69,800	
	Sprinkler								
	No Component	40%							
	Generic	60%			2043	* *	1-2	\$23,300	

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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

**Asset # : 1926**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2032	* *	1	\$25,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lincoln Center									
Explanation : Equipment Is Located Outside The Library									

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : MID-MANHATTAN BRANCH LIBRARY  
**Address** : 455 FIFTH AVE. @ E. 40TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 2003  
**Area Sq Ft** : 159,880 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 22-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 869 **Lot** : 74 **BIN** : 1017602

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$106,400	\$266,500
Interior Architecture		\$560,000	\$502,000
Electrical		\$202,900	\$4,821,100
Mechanical		\$2,140,300	\$4,626,300
<b>Total</b>		<b>\$3,009,500</b>	<b>\$10,215,900</b>
Importance Code A		\$143,000	\$266,500
Importance Code B		\$2,778,000	\$9,885,900
Importance Code C		\$88,500	\$63,400
<b>Total</b>		<b>\$3,009,500</b>	<b>\$10,215,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$30,100
Interior Architecture	\$474,700		\$11,400	\$57,700
Electrical	\$2,100	\$4,000	\$3,300	\$2,200
Mechanical	\$83,000	\$40,300	\$82,100	\$79,100
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
<b>Total</b>	<b>\$597,700</b>	<b>\$82,100</b>	<b>\$134,800</b>	<b>\$207,000</b>
Importance Code A		\$4,700		\$30,100
Importance Code B	\$597,700	\$77,400	\$127,800	\$176,900
Importance Code C			\$7,000	
<b>Total</b>	<b>\$597,700</b>	<b>\$82,100</b>	<b>\$134,800</b>	<b>\$207,000</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2060	* *	10	\$14,000	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Brick	25%			LIFE	* *	5	\$29,800	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Limestone	60%			LIFE	* *	5	\$53,700	
Granite Panels	5%			LIFE	* *	5	\$4,500	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Window Wall	5%			2045	* *	5	\$22,400	
Windows								
Aluminum	30%			2041	* *	5	\$10,200	
Metal Clad	70%	0-2	\$61,500	2033	* *	5	\$74,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 1%							
	Location : Bulkheads, Floors 3, 4, 5, 6							
	Deformed/Dented, Extent : Moderate, Area Affected : 1%							
	Location : Bulkheads							
	Unit Inoperable, Extent : Moderate, Area Affected : 1%							
	Location : Bulkheads, Floors 3, 4, 5, 6							
Parapets								
Copper/Terne	38%			2045	* *	5	\$7,900	
Copper/Terne	10%			2060	* *	5	\$2,100	
Masonry: Brick	50%			LIFE	* *	5	\$2,100	
	Spalling, Extent : Light, Area Affected : 10%							
	Location : Interior Face							
Masonry: Limestone	2%			LIFE	* *	5	\$100	
Roof								
Modified Bitumen	95%			2030	* *	10	\$44,800	
Skylight, Metal/Glass	2%			2025	\$138,200	10	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 4							
Skylight, Plastic	3%			2038	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 1							

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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	47%	Now	\$426,800	2024	\$1,422,600	3	\$168,700		
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Cast in Place Concrete	10%	Now	\$12,300	LIFE	* *	5	\$52,300		
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Mechanical Space At Penthouse								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Mechanical Space At Penthouse								
	Explanation : Water From Mechanical Equipment Is On Floor								
Ceramic Tile	5%	0-2	\$68,900	2034	* *	5	\$6,000		
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Panel/Paver: Cer/Brk	12%			2041	* *	5	\$64,600		
Marble Panels	3%			LIFE	* *	5	\$5,400		
Vinyl Tile	15%			2025	\$302,400	3	\$13,500		
Vinyl Tile	5%	Now	\$100,800	2035	* *	3	\$4,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : 6th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : 6th Floor								
Wood	3%	Now	\$234,600	2065	* *	5	\$6,700		
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Penthouses								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
	Location : Penthouses								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Penthouses								
Interior Walls									
Ceramic Tile	5%			2034	* *	5	\$13,900		
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,100		
Glass: Single Pane	2%			LIFE	* *	5	\$4,200		
Gypsum Board	38%			LIFE	* *	5	\$63,400		
Masonry: Brick	10%			LIFE	* *				
Plaster	10%	Now	\$88,500	LIFE	* *	5	\$8,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
	Location : Penthouses								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Penthouse								
Plaster	25%			LIFE	* *	5	\$20,900		

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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Interior

## Ceilings

AcousTileSusp.Lay-In	70%	0-2	\$67,100	2038	* *	5	\$83,800
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Exposed Concrete	10%	Now	\$15,300	LIFE	* *	5	\$3,700
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Penthouse*  
*Exposed Reinforcement, Extent : Severe, Area Affected : 10%*  
*Location : Penthouse*

Gypsum Board	10%	0-2	\$4,800	LIFE	* *	5	\$29,900
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*Water Penetration, Extent : Light, Area Affected : 5%*  
*Location : Throughout*

Plaster	10%	Now	\$15,600	LIFE	* *	5	\$15,000
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*  
*Location : Penthouses*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Stairs*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%	2-4	\$36,700	2055	* *	5	\$300
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two Electrical Services Rated @ 4000 Amps And 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw	80%	2-4	\$77,500	2055	* *	5	\$300
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

Fused Disc Sw	20%			2025	\$19,400	5	\$100
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## Raceway

Conduit	20%			2035	* *	1	
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Conduit	80%			2025	\$89,300	1	
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## Panelboards

Fused Disc Sw	5%			2024	\$3,300	5	\$200
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Molded Case Bkrs	40%			2033	* *	5	\$1,700
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Molded Case Bkrs	55%			2024	\$36,700	5	\$2,300
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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$44,800	2050	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2035	* *	1		
Thermoplastic	30%			2025	\$33,600	1		
Motor Controllers								
Locally Mounted	69%			2023	\$165,300	5	\$700	
Motor Control Center	30%			2023	\$17,700	5	\$1,300	
Variable Frequency Drive	1%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$3,669,100	10	\$102,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2030	* *	10	\$14,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	20%			2030	* *	10	\$29,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$106,800	10	\$19,300	
Exit, LED	5%			2053	* *	1		
Exit, Service	45%			2025	\$10,200	1		
Exterior Lighting								
HID	100%			2025	\$598,300	10	\$500	
Alarm								
Security System								
No Component	65%							
Generic	35%			2030	* *	1	\$20,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2030	* *			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2028	* *	5	\$9,500	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Explanation : 1 Very Old Heat Exchanger							
Distribution									
	Hot Wtr Piping/Pump	40%			2024	\$318,300	4	\$3,200	
	Steam Piping/Pump	60%			2025	\$663,700	4	\$7,100	
Terminal Devices									
	Air Handler	60%	Now	\$10,300	2020	\$512,500	1	\$53,400	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Leaking From Drip Pan							
		On Extended Life, Extent : Severe, Area Affected : 60%							
		Location : Various Areas							
	Convactor/Radiator	25%			2023	\$374,100	1	\$12,900	
	Fan Coil Unit/Heat	15%			2020	\$355,800	1	\$7,800	
Air Conditioning									
	Energy Source								
	Utility Steam	70%			2035	* *	1		
	Electricity	30%			2033	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	70%			2021	\$365,600	1	\$121,100	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : 3 Units							
	Split Unit	30%			2020	\$219,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Basement							
Distribution									
	Chilled Wtr Pipe/Pump	70%			2025	\$542,000	4	\$8,300	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2020	\$471,100	1	\$69,200	
	Fan Coil - Cooling	30%			2020	\$366,000	1	\$15,500	
Heat Rejection									
	Water Cool Tower	100%			2029	* *	2	\$160,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$89,200	

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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%			2020	\$166,400	2	\$4,700	
	Roof	5%			2020	\$6,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$473,200	1		
		On Extended Life, Extent : Severe, Area Affected : 5%							
		Location : Circulating Pump							
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$49,100	2055	* *	4	\$15,800	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$11,000	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2020	\$11,000	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : B-6							
		Explanation : 4 Passenger Elevators							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : B-1							
		Explanation : 1 Freight							
	Escalators								
	Under 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Front Entrance							
		Explanation : 1 Unit, Floors 1 - 2							
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$83,600	
	Sprinkler								
	Generic	100%			2025	\$1,849,800	1-2	\$44,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : MORNINGSIDE HEIGHTS BRANCH LIBRARY  
**Address** : 2900 BROADWAY @ W.113 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 20-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1885 **Lot** : 7501 **BIN** : 1057018

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture		\$8,000	\$1,300	\$12,000
Electrical	\$300	\$300	\$300	\$2,500
Mechanical	\$4,000	\$3,300	\$4,500	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$8,200</b>	<b>\$15,500</b>	<b>\$10,100</b>	<b>\$23,700</b>
Importance Code A				
Importance Code B	\$8,200	\$15,500	\$10,100	\$23,700
Importance Code C				
<b>Total</b>	<b>\$8,200</b>	<b>\$15,500</b>	<b>\$10,100</b>	<b>\$23,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MORNINGSIDE HEIGHTS BRANCH LIBRARY**  
**Asset # : 13638**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Floors

Carpet	10%			2024	\$33,700	3	\$4,000	
Ceramic Tile	10%			2034	* *	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE	* *	5	\$4,000	
Sheet Vinyl/Rubber	60%			2030	* *	5	\$23,900	

## Interior Walls

Gypsum Board	100%			LIFE	* *	5	\$12,100	
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## Ceilings

AcousTileSusp.Lay-In	50%			2038	* *	5	\$13,300	
Gypsum Board	50%			LIFE	* *	5	\$16,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2045	* *	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2045	* *	5	\$100	
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## Raceway

Conduit	100%			2045	* *	1		
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## Panelboards

Fused Disc Sw	10%			2041	* *	5		
Molded Case Bkrs	90%			2041	* *	5	\$400	

## Wiring

Thermoplastic	100%			2045	* *	1		
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## Motor Controllers

Locally Mounted	100%			2038	* *	5	\$100	
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

Fluorescent	20%			2033	* *	10	\$3,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-5 Lamps*

Fluorescent	80%			2033	* *	10	\$13,000	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : T-8 Lamps*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035  
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

**Asset # : 13638**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Lighting**

Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$2,100	
Exit, LED	50%			2053	* *	1		
Exterior Lighting								
HID	100%			2030	* *	10	\$100	

**Alarm**

Security System								
No Component	60%							
Generic	40%			2035	* *	1	\$2,700	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Heating**

Energy Source								
Campus Steam	100%			2035	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Supplied By Columbia University</i>								

Distribution								
Steam Piping/Pump	100%			2045	* *	4	\$1,300	
Terminal Devices								
Air Handler	90%			2030	* *	1	\$9,900	
Convactor/Radiator	10%			2038	* *	1	\$600	

**Air Conditioning**

Distribution								
Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$1,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$11,000	

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
Exhaust Fans								
Interior	100%			2030	* *	2	\$500	

**Plumbing**

H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

**Vertical Transport**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**MORNINGSIDE HEIGHTS BRANCH LIBRARY**  
**Asset # : 13638**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, G, 2									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2045		* *	1-5	\$9,000
Sprinkler									
	Generic	100%			2045		* *	1-2	\$5,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : MORRISANIA BRANCH LIBRARY  
**Address** : 610 EAST 169TH ST. @FRANKLIN AVE.  
**Borough** : BRONX **Agency's Number** : M02  
**Program / Asset #** : NPL0M02.000 / 13347 **Yr Built/Renovated** : 1908 / 1997  
**Area Sq Ft** : 14,503 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 14-Jan-2008 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2615 **Lot** : 23 **BIN** : 2004303

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$66,800	\$37,500
Interior Architecture		\$40,300	\$147,400
Electrical		\$554,800	
Mechanical		\$65,300	\$133,600
<b>Total</b>		<b>\$727,200</b>	<b>\$318,500</b>
Importance Code A		\$66,800	\$37,500
Importance Code B		\$620,100	\$281,000
Importance Code C		\$40,300	
<b>Total</b>		<b>\$727,200</b>	<b>\$318,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,000	\$12,500		\$3,100
Interior Architecture	\$40,700	\$120,100	\$4,300	\$5,200
Electrical	\$1,300		\$17,500	\$200
Mechanical	\$24,700	\$5,600	\$40,900	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$77,700</b>	<b>\$142,100</b>	<b>\$66,600</b>	<b>\$14,300</b>
Importance Code A	\$8,400	\$13,900	\$1,400	\$4,500
Importance Code B	\$69,300	\$128,200	\$65,200	\$9,800
Importance Code C				
<b>Total</b>	<b>\$77,700</b>	<b>\$142,100</b>	<b>\$66,600</b>	<b>\$14,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MORRISANIA BRANCH LIBRARY**  
**Asset # : 13347**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$37,500	
Masonry: Granite	2%			LIFE	**	5	\$600	
Masonry: Limestone	3%	Now	\$7,000	LIFE	**	5	\$900	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entrance</i>								
Windows								
Aluminum	100%			2035	**	5	\$6,100	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,600	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Roof								
Roll Roofing	100%			2018	\$66,800	5	\$24,900	
<b>Interior</b>								
Floors								
Carpet	40%	Now	\$12,000	2018	\$120,100	3	\$13,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$7,100	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	30%	Now	\$24,000	2024	\$60,000	3	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Wood	10%			2047	**	5	\$4,100	
Interior Walls								
Plaster	100%	Now	\$40,300	LIFE	**	5	\$13,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement At Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTile,Adhered	40%			2024	\$87,500	5	\$8,700	
AcousTileSusp.Lay-In	25%			2032	**	5	\$5,400	
Plaster	35%			LIFE	**	5	\$4,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**MORRISANIA BRANCH LIBRARY**  
**Asset # : 13347**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2019	\$35,000	5	\$400	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : No Rating Available</i>								
Raceway								
Conduit	30%			2039	* *	1		
Conduit	70%			2029	* *	1		
Panelboards								
Molded Case Bkrs	100%			2035	* *	5	\$400	
Wiring								
Thermoplastic	100%			2029	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$32,700	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2019	\$519,800	10	\$13,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2017	\$1,100	1		
Exit, Battery	50%			2019	\$3,600	10	\$500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Conversion Equipment								
Steam Boiler	100%			2032	* *	1	\$14,400	
Distribution								
Hot Wtr Piping/Pump	30%			2035	* *	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Hot Water Coil In Steam Boiler</i>								
Steam Piping/Pump	70%			2039	* *	4	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MORRISANIA BRANCH LIBRARY**  
**Asset # : 13347**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	90%			2024	\$133,600	1	\$4,200	
	Fan Coil Unit/Heat	10%			2019	\$23,500	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	90%	Now	\$19,600	2019	\$65,300	2	\$600	
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Roof							
	Window/Wall Unit	10%			2017	\$3,200	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$6,500	
	No Component	20%							
	Exhaust Fans								
	Roof	10%			2019	\$1,200	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2039	* *	1		
	Galv Iron/Steel	80%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2018	\$3,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$12,000	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : MOSHOLU BRANCH LIBRARY  
**Address** : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.  
**Borough** : BRONX **Agency's Number** : M03  
**Program / Asset #** : NPL0M03.000 / 13348 **Yr Built/Renovated** : 1955 / 2000  
**Area Sq Ft** : 10,285 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 30-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3341 **Lot** : 76 **BIN** : 2018123

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$86,600
Electrical		\$330,400
<b>Total</b>		<b>\$417,000</b>
Importance Code A		\$86,600
Importance Code B		\$330,400
<b>Total</b>		<b>\$417,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,600			
Interior Architecture	\$4,400	\$152,200		
Electrical	\$14,100	\$6,000	\$40,000	\$100
Mechanical	\$6,700	\$3,500	\$94,800	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$35,800</b>	<b>\$165,600</b>	<b>\$138,700</b>	<b>\$5,200</b>
Importance Code A	\$7,200	\$500	\$2,000	\$500
Importance Code B	\$28,700	\$165,100	\$136,700	\$4,600
Importance Code C				
<b>Total</b>	<b>\$35,800</b>	<b>\$165,600</b>	<b>\$138,700</b>	<b>\$5,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	* *	5	\$5,100	
Masonry: Fieldstone	45%			LIFE	* *	5	\$3,100	
Windows								
Aluminum	100%			2027	* *	5	\$4,800	
Roof								
Built-Up (BUR)	95%	Now	\$1,700	2024	\$86,600			
	Ponding, Extent : Light, Area Affected : 10% Location : Throughout							
Copper/Terne	5%			2047	* *	10	\$2,500	
Interior								
Floors								
Carpet	75%			2018	\$146,000	3	\$17,300	
Terrazzo	5%			LIFE	* *	5	\$600	
Vinyl Tile	20%			2024	\$25,900	3	\$1,200	
Interior Walls								
Marble Panels	5%			LIFE	* *			
Plaster	95%			LIFE	* *	5	\$5,800	
Ceilings								
AcousTileSusp.Lay-In	90%			2032	* *	5	\$8,900	
Plaster	10%			LIFE	* *	5	\$600	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2019	\$1,500	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 400a.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2019	\$32,000	5	\$300	
Raceway								
Conduit	20%			2019	\$6,200	1		
Conduit	70%			2039	* *	1		
Conduit	10%			2045	* *	1		
Panelboards								
Molded Case Bkrs	40%			2035	* *	5	\$100	
Molded Case Bkrs	40%			2018	\$5,900	5	\$100	
Molded Case Bkrs	20%			2041	* *	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$13,700	2044	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2039	* *	1		
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$330,400	10	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-8</i>								
HID	2%			2027	* *	10		
Egress Lighting								
Exit, LED	40%			2054	* *	1		
Exit, Service	10%			2019	\$100	1		
Exit, Battery	50%			2027	* *	10	\$300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$5,100	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$500	
Terminal Devices								
Air Handler	20%			2019	\$11,000	1	\$1,300	
Convactor/Radiator	80%	0-2	\$1,500	2032	* *	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Lack Of Heat In Auditorium</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2019	\$6,900	1	\$1,000	
	Ext Pkg Unit - Cooling	70%			2019	\$32,900	2	\$400	
	Window/Wall Unit	10%			2017	\$2,100	1		
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2019	\$8,700	1	\$1,300	
	No Component	80%							
	Heat Rejection								
	Remote Air Cond	20%			2019	\$12,200	2	\$1,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$1,800	LIFE	* *	2-5	\$5,700	
		Unbalanced System, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Exhaust Fans								
	Interior	20%			2019	\$2,300	2	\$100	
	Roof	80%			2019	\$6,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2039	* *	1		
	Galv Iron/Steel	60%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2018	\$2,400	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2019	\$11,000	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-1							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : MOTT HAVEN BRANCH LIBRARY  
**Address** : 321 EAST 140TH ST. @ALEXANDER AVE.  
**Borough** : BRONX **Agency's Number** : M04  
**Program / Asset #** : NPL0M04.000 / 13349 **Yr Built/Renovated** : 1905 / 2003  
**Area Sq Ft** : 16,020 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 17-Jan-2008 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2315 **Lot** : 18 **BIN** : 2000744

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$68,700	
Interior Architecture	\$115,600	\$578,100
Electrical	\$287,100	\$287,100
Mechanical	\$309,000	\$172,100
<b>Total</b>	<b>\$780,400</b>	<b>\$1,037,300</b>
Importance Code A	\$68,700	
Importance Code B	\$711,800	\$1,037,300
<b>Total</b>	<b>\$780,400</b>	<b>\$1,037,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$38,300			\$1,500
Interior Architecture	\$10,400	\$68,700		
Electrical	\$200		\$7,800	
Mechanical	\$32,000	\$1,600	\$40,200	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$84,900</b>	<b>\$74,200</b>	<b>\$52,000</b>	<b>\$7,000</b>
Importance Code A	\$39,100	\$800	\$1,000	\$2,300
Importance Code B	\$36,100	\$73,400	\$51,000	\$4,800
Importance Code C	\$9,700			
<b>Total</b>	<b>\$84,900</b>	<b>\$74,200</b>	<b>\$52,000</b>	<b>\$7,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	76%			LIFE	**	5	\$29,700		
Masonry: Granite	2%			LIFE	**	5	\$600		
Masonry: Limestone	10%	Now	\$25,600	LIFE	**	5	\$2,900		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%									
Location : Over Entry, Window Sills, Spandrel									
Metal Panel	2%			2045	**	5-10	\$5,400		
Stucco Cement	10%			2036	**	5	\$9,800		
Windows									
Wood	100%	Now	\$10,300	2035	**	5	\$25,300		
Dry Rot/Decay, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$2,000		
Masonry: Limestone	5%	Now	\$1,000	LIFE	**	5	\$100		
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Old Building Side									
Stucco Cement	5%			2032	**	5	\$300		
Roof									
Modified Bitumen	10%			2027	**	10	\$1,200		
Modified Bitumen	90%	0-2	\$68,700	2029	**				
Alligating, Extent : Severe, Area Affected : 100%									
Location : Old Building Side									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Old Building Side									
Interior									
Floors									
Carpet	20%			2018		3	\$7,200		
Cast in Place Concrete	5%			LIFE	**	5	\$2,600		
Sheet Vinyl/Rubber	75%	Now	\$115,600	2024		5	\$13,500		
Seams Open/Split, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$800		
Gypsum Board	15%			LIFE	**	5	\$3,700		
Masonry: Brick	10%	Now	\$8,800	LIFE	**				
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Basement									
Plaster	5%	Now	\$900	LIFE	**	5	\$600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement Stair And Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Stair And Throughout									
Plaster	60%			LIFE	**	5	\$7,500		
Wood	5%			LIFE	**	5	\$8,300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Interior

## Ceilings

AcousTileConcealSpLn	5%			2032	* *	5	\$1,500	
Exposed Concrete	5%			LIFE	* *	5	\$200	
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$4,500	
Plaster	70%			LIFE	* *	5	\$10,500	

*Staining/Discoloring, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2029	* *	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	* *	5	\$400	
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## Raceway

Conduit	90%			2029	* *	1		
Conduit	10%			2039	* *	1		

## Panelboards

Molded Case Bkrs	20%			2035	* *	5	\$100	
Molded Case Bkrs	80%			2027	* *	5	\$300	

## Wiring

Thermoplastic	80%			2039	* *	1		
Thermoplastic	20%			2029	* *	1		

## Motor Controllers

Locally Mounted	100%			2024	\$32,700	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$200	
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## Lighting

## Interior Lighting

Fluorescent	50%			2019	\$287,100	10	\$7,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T12 Lamps*

Fluorescent	50%			2024	\$287,100	10	\$7,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T12 Lamps*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

## Lighting

## Egress Lighting

Emergency, Service

40%

2024

\$3,400

1

Exit, LED

20%

2047

\* \*

1

Exit, Service

40%

2024

\$1,000

1

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2039

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : Boiler Has Dual Fuel Capacity, But Is Not Used*

## Conversion Equipment

Hot Water Boiler

100%

2032

\* \*

1

\$7,900

## Distribution

Hot Wtr Piping/Pump

100%

2035

\* \*

4

\$800

## Terminal Devices

Air Handler

40%

2024

\$37,400

1

\$4,000

Convactor/Radiator

60%

2024

\$98,400

1

\$3,100

## Air Conditioning

## Energy Source

Electricity

100%

2035

\* \*

1

## Conversion Equipment

Int Pkg Unit - Cooling

30%

2020

\$67,100

2

\$300

Int Pkg Unit -

70% Now

\$24,200

2020

\$242,000

2

\$500

Heating/Cooling

*Broken, Extent : Severe, Area Affected : 30%**Location : Compressor In One Of The Three Units Is Burnt Out*

## Heat Rejection

Air Condenser Unit

100%

2019

\$34,700

2

\$11,200

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$8,900

## Plumbing

## H/C Water Piping

Brass/Copper

30%

2039

\* \*

1

Galv Iron/Steel

70%

2024

\$36,300

1

## Water Heater

Gas Fired

100%

2017

\$4,000

2

\$200

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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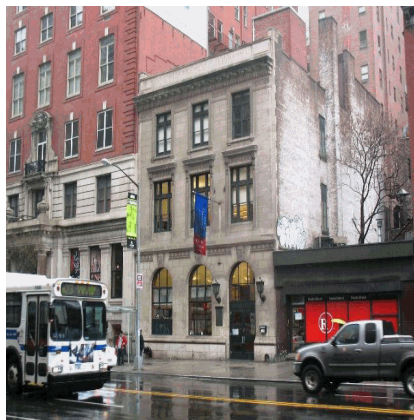
Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : MUHLENBERG BRANCH LIBRARY  
**Address** : 209 WEST 23RD ST. @SEVENTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : M05  
**Program / Asset #** : NPL0M05.000 / 13350 **Yr Built/Renovated** : 1906 / 2011  
**Area Sq Ft** : 13,729 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 10-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 773 **Lot** : 38 **BIN** : 1014150

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$102,400
<b>Total</b>		<b>\$102,400</b>
Importance Code B		\$102,400
<b>Total</b>		<b>\$102,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$96,300		\$200	
Interior Architecture	\$45,500			\$7,400
Electrical	\$400	\$400	\$12,900	\$500
Mechanical	\$2,900	\$1,900	\$4,000	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$149,100</b>	<b>\$6,200</b>	<b>\$21,000</b>	<b>\$14,100</b>
Importance Code A	\$97,000	\$700	\$900	\$700
Importance Code B	\$35,600	\$5,600	\$20,100	\$13,500
Importance Code C	\$16,500			
<b>Total</b>	<b>\$149,100</b>	<b>\$6,200</b>	<b>\$21,000</b>	<b>\$14,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Exterior									
Exterior Walls									
	Copper/Terne	5%			2074	* *	10	\$1,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick	55%			LIFE	* *	5	\$5,800	
	Masonry: Brick	10%	Now	\$10,300	LIFE	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Chimney							
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Chimney							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Chimney							
	Masonry: Granite	5%			LIFE	* *	5	\$400	
	Masonry: Limestone	25%	2-4	\$34,500	LIFE	* *	5	\$2,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Steel	60%	2-4	\$27,200	2040	* *	5	\$15,000	2
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Wood	25%			2032	* *	5	\$10,000	
	Wood	15%	Now	\$18,200	2049	* *	5	\$3,000	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Vacant Custodians Apartment							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Vacant Custodians Apartment							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Vacant Custodians Apartment							
Parapets									
	Masonry: Brick	60%			LIFE	* *	5	\$400	
	Masonry: Limestone	30%	2-4	\$1,100	LIFE	* *	5	\$200	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal: Cage/Fence	5%			2029	* *	5-10	\$300	
	Stucco Cement	5%			2029	* *	5	\$100	
Roof									
	Modified Bitumen	100%			2034	* *	10	\$8,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	70%			2026	\$198,900	3	\$28,800		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Cast in Place Concrete	7%			LIFE	**	5	\$3,100		
Ceramic Tile	3%	2-4	\$600	2033	**	5	\$300		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Marble Panels	10%	2-4	\$8,100	LIFE	**	5	\$1,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	10%	2-4	\$1,900	2024	\$18,900	3	\$800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
Glass: Single Pane	5%			LIFE	**	5	\$1,300		
Gypsum Board	15%	2-4	\$1,200	LIFE	**	5	\$3,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Plaster	50%			LIFE	**	5	\$5,300		
Plaster	25%	Now	\$15,300	LIFE	**	5	\$2,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement, Vacant Custodians Apartment								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Basement, Vacant Custodians Apartment								
Wood	5%			LIFE	**	5	\$7,000		
Ceilings									
AcousTileSusp.Lay-In	5%	2-4	\$900	2029	**	5	\$500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
AcousTileSusp.Lay-In	15%			2037	**	5	\$3,100		
Plaster	70%			LIFE	**	5	\$9,000		
Plaster	10%	Now	\$8,800	LIFE	**	5	\$1,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Vacant Custodians Apartment								
	Paint Peeling, Extent : Severe, Area Affected : 50%								
	Location : Vacant Custodians Apartment								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated At 800 Amps								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	\$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	2%			2040	* *	5		
Molded Case Bkrs	98%			2040	* *	5	\$400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	99%			2029	* *	10	\$12,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%			2024	\$4,900	2		
Egress Lighting								
Exit, Service	50%			2024	\$1,100	1		
Exit, Battery	50%			2024	\$3,400	10	\$500	
Exterior Lighting								
HID	100%			2024	\$56,200	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$9,000	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$46,200	1-3	\$2,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$6,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$700	
Terminal Devices								
Air Handler	60%			2029	* *	1	\$5,100	
Convactor/Radiator	40%			2029	* *	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	* *	1	\$3,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 60%							
	Location : Basement							
Ext Pkg Unit - Cooling	30%			2024	\$20,600	2	\$300	
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof							
No Component	10%							
Terminal Devices								
Direct Expansion	60%			2029	* *	1		
No Component	40%							
Heat Rejection								
Air Condenser Unit	60%			2029	* *	2	\$5,700	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
Exhaust Fans								
Interior	50%			2029	* *	2	\$200	
Roof	50%			2024	\$5,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater								
Gas Fired	100%			2022	\$3,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2029	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : One Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : NEW DORP BRANCH LIBRARY  
**Address** : 309 NEW DORP LANE @ CLAWSON ST.  
**Borough** : STATEN ISLAND **Agency's Number** : N01  
**Program / Asset #** : NPL0N01.000 / 13351 **Yr Built/Renovated** : 1971 / 2000  
**Area Sq Ft** : 12,000 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 31-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3643 **Lot** : 5 **BIN** : 5052750

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$194,300
Interior Architecture		\$96,300
Electrical	\$39,300	\$354,100
Mechanical		\$78,400
<b>Total</b>	<b>\$39,300</b>	<b>\$723,100</b>
Importance Code A		\$194,300
Importance Code B	\$39,300	\$528,800
<b>Total</b>	<b>\$39,300</b>	<b>\$723,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$600
Interior Architecture	\$11,600	\$1,400		
Electrical			\$100	\$100
Mechanical	\$3,400	\$900	\$1,500	\$900
<b>Total</b>	<b>\$15,000</b>	<b>\$2,300</b>	<b>\$1,600</b>	<b>\$1,600</b>
Importance Code A	\$600	\$600	\$600	\$1,200
Importance Code B	\$14,400	\$1,700	\$1,000	\$400
Importance Code C				
<b>Total</b>	<b>\$15,000</b>	<b>\$2,300</b>	<b>\$1,600</b>	<b>\$1,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**NEW DORP BRANCH LIBRARY**  
**Asset # : 13351**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Exterior**

## Exterior Walls

Masonry: Brick	85%			LIFE		**	5	\$13,700	
Slate Panels	15%			LIFE		**	5	\$1,800	

## Windows

Aluminum	100%			2035		**	5	\$1,100	
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## Parapets

Masonry: Brick	25%			LIFE		**	5	\$500	
No Component	75%								

## Roof

Modified Bitumen	100%			2024	\$194,300		10	\$33,700	
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**Interior**

## Floors

Cast in Place Concrete	3%			LIFE		**	5	\$1,200	
Granite Panels	7%			LIFE		**	5	\$900	
Vinyl Tile	65%			2024	\$96,300		3	\$4,300	
Wood	25%			2047		**	5	\$8,200	

## Interior Walls

Concrete Masonry Unit	60%			LIFE		**	5	\$2,500	
Glass Block	10%			LIFE		**			
Gypsum Board	15%			LIFE		**	5	\$900	
Plaster	15%			LIFE		**	5	\$500	

## Ceilings

AcousTileSusp.Lay-In	85%			2032		**	5	\$14,900	
Exposed Struc: Steel	5%			LIFE		**			
Gypsum Board	5%			LIFE		**	5	\$1,100	
Plaster	5%			LIFE		**	5	\$500	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2039		**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2039		**	5	\$100	
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## Raceway

Conduit	90%			2039		**	1		
Conduit	10%			2045		**	1		

## Panelboards

Molded Case Bkrs	90%			2035		**	5	\$300	
Molded Case Bkrs	10%			2041		**	5		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**NEW DORP BRANCH LIBRARY**  
**Asset # : 13351**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	10%			2045	* *	1		
	Thermoplastic	90%			2039	* *	1		
Motor Controllers									
	Locally Mounted	70%			2024	\$21,000	5	\$100	
	Locally Mounted	30%			2032	* *	5		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	90%			2024	\$354,100	10	\$9,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Using T8 Lamps								
	Incandescent	10%			2019	\$39,300	2		
Egress Lighting									
	Emergency, Service	30%			2024	\$1,800	1		
	Exit, Service	70%			2024	\$1,200	1		
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	5%			2039	* *	1		
	Natural Gas	95%			2039	* *	1		
Conversion Equipment									
	Furnace	95%			2024	\$13,800	1	\$5,600	
	Radiant Heater	5%			2024	\$2,600	2	\$300	
Terminal Devices									
	Convactor/Radiator	5%			2032	* *	1	\$200	
	No Component	95%							
Air Conditioning									
Energy Source									
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%			2024	\$78,400	2	\$700	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans									
	Roof	100%			2024	\$9,500	2	\$400	
Plumbing									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**NEW DORP BRANCH LIBRARY**  
**Asset # : 13351**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2017	\$2,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : PARKCHESTER BRANCH LIBRARY  
**Address** : 1985 WESTCHESTER AVE. @PUGSLEY AVE.  
**Borough** : BRONX **Agency's Number** : P01  
**Program / Asset #** : NPL0P01.000 / 13356 **Yr Built/Renovated** : 1985 / 2004  
**Area Sq Ft** : 14,744 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 01-Feb-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3930 **Lot** : 59 **BIN** : 2028890

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$92,300
Interior Architecture		\$86,100
Mechanical	\$188,200	\$39,400
<b>Total</b>	<b>\$188,200</b>	<b>\$217,800</b>
Importance Code A		\$92,300
Importance Code B	\$188,200	\$125,500
<b>Total</b>	<b>\$188,200</b>	<b>\$217,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,100			\$1,200
Interior Architecture	\$6,600	\$1,300		
Electrical	\$13,000		\$100	\$200
Mechanical	\$5,200	\$1,700	\$2,600	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$33,900</b>	<b>\$6,900</b>	<b>\$6,600</b>	<b>\$7,000</b>
Importance Code A	\$5,900	\$700	\$800	\$1,900
Importance Code B	\$28,000	\$6,200	\$5,900	\$5,100
Importance Code C				
<b>Total</b>	<b>\$33,900</b>	<b>\$6,900</b>	<b>\$6,600</b>	<b>\$7,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**PARKCHESTER BRANCH LIBRARY**  
**Asset # : 13356**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Exterior

## Exterior Walls

Concrete Masonry Unit	35%			LIFE	* *	5	\$2,500	
Masonry: Brick	65%			LIFE	* *	5	\$7,400	

## Windows

Aluminum	100%			2035	* *	5	\$2,400	
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## Parapets

Concrete Masonry Unit	25%			LIFE	* *	5	\$1,000	
Masonry: Brick	48%			LIFE	* *	5	\$1,700	
Metal Rail	2%			2032	* *	5-10	\$1,300	
No Component	25%							

## Roof

Built-Up (BUR)	100%	Now	\$4,600	2024	\$92,300			
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*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

## Interior

## Floors

Vinyl Tile	100%			2024	\$86,100	3	\$3,800	
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## Interior Walls

Concrete Masonry Unit	60%			LIFE	* *	5	\$4,000	
Gypsum Board	40%			LIFE	* *	5	\$4,000	

## Ceilings

AcousTileSusp.Lay-In	90%			2032	* *	5	\$9,800	
AcousTileSusp.Lay-In	10%	Now	\$1,700	2032	* *	5	\$500	

*Staining/Discoloring, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2039	* *	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2039	* *	5	\$100	
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## Raceway

Conduit	100%			2039	* *	1		
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## Panelboards

Molded Case Bkrs	100%			2035	* *	5	\$400	
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## Wiring

Thermoplastic	100%			2039	* *	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**PARKCHESTER BRANCH LIBRARY**  
**Asset # : 13356**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2032	* *	5	\$100	
	Motor Control Center	50%			2032	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2027	* *	10	\$12,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-5 And T-8 Lamps							
	HID	5%			2024	\$9,500	10		
	Egress Lighting								
	Emergency, Service	50%			2024	\$3,600	1		
	Exit, Service	50%			2024	\$1,000	1		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	* *	1	\$7,300	
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,100	
	Terminal Devices								
	Air Handler	50%			2024	\$39,400	1	\$4,600	
	Convactor/Radiator	50%			2036	* *	1	\$2,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	100%			2020	\$188,200	2	\$900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	
	Exhaust Fans								
	Interior	60%			2024	\$9,700	2	\$300	
	Roof	40%			2024	\$4,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2045	* *	1		
	Galv Iron/Steel	30%			2036	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**PARKCHESTER BRANCH LIBRARY**  
**Asset # : 13356**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2017	\$3,400	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : RICHMONDTOWN BRANCH LIBRARY  
**Address** : 200 CLARKE AVE. @ AMBER ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R03  
**Program / Asset #** : NPL0R03.000 / 13387 **Yr Built/Renovated** : 1972 / 1996  
**Area Sq Ft** : 14,447 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Sep-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4470 **Lot** : 1 **BIN** : 5060744

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$286,700	
Interior Architecture		\$160,200
Electrical	\$440,500	
Mechanical	\$113,700	
<b>Total</b>	<b>\$840,800</b>	<b>\$160,200</b>
Importance Code A	\$286,700	
Importance Code B	\$554,200	\$160,200
<b>Total</b>	<b>\$840,800</b>	<b>\$160,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,400		\$16,300	\$1,600
Interior Architecture	\$28,700	\$135,900		
Electrical		\$7,500	\$85,300	\$100
Mechanical	\$4,400	\$1,400	\$2,200	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$40,500</b>	<b>\$148,700</b>	<b>\$107,800</b>	<b>\$7,000</b>
Importance Code A	\$4,100	\$600	\$18,500	\$2,200
Importance Code B	\$36,400	\$148,100	\$89,300	\$4,800
Importance Code C				
<b>Total</b>	<b>\$40,500</b>	<b>\$148,700</b>	<b>\$107,800</b>	<b>\$7,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**RICHMONDTOWN BRANCH LIBRARY**  
**Asset # : 13387**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$39,200	LIFE	* *	5	\$26,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Above Window At Northwest Corner								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	60%			2035	* *	5	\$3,200	
Steel	15%	Now	\$41,600	2044	* *	5	\$5,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Community Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Community Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Community Room								
Wood	25%	Now	\$37,300	2044	* *	5	\$6,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : South Facade								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : South Facade								
Split/Cracked, Extent : Light, Area Affected : 25%								
Location : South Facade								
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$100	
Masonry: Limestone	5%	Now	\$300	LIFE	* *	5		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping At North And South Sections Of Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping At North And South Parapets								
No Component	80%							
Roof								
Metal, Corrugated	50%	Now	\$74,300	2039	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 75%								
Location : Throughout - High Wing								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : High Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Second Floor								
Modified Bitumen	48%			2019	\$94,200	10	\$16,300	
Skylight, Plastic	2%	Now	\$3,100	2032	* *	1		
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over Community Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Community Room								

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**NEW YORK PUBLIC LIBRARY - 035**  
**RICHMONDTOWN BRANCH LIBRARY**  
**Asset # : 13387**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%			2018	\$129,300	3	\$15,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
Ceramic Tile	5%			2028	* *	5	\$1,000	
Vinyl Tile	40%			2024	\$68,900	3	\$3,100	
<b>Interior Walls</b>								
Concrete Masonry Unit	50%			LIFE	* *	5	\$4,900	
Glass: Single Pane	3%			LIFE	* *	5	\$600	
Gypsum Board	40%			LIFE	* *	5	\$5,900	
Masonry: Brick	2%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%			2032	* *	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor</i>								
AcousTileSusp.Lay-In	15%	4+	\$25,100	2039	* *	5	\$1,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Room</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Wood	50%			LIFE	* *	5	\$91,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Community Room</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2019	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Building Has Four Service Protectors 2-200 Amp. 1-400 Amp. And 1-300 Amp.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	50%			2019	\$16,000	5	\$200	
Molded Case Bkrs	50%			2045	* *	5	\$200	
<b>Raceway</b>								
Conduit	50%			2019	\$15,500	1		
Conduit	50%			2045	* *	1		
<b>Panelboards</b>								
Molded Case Bkrs	50%			2018	\$7,400	5	\$200	
Molded Case Bkrs	50%			2041	* *	5	\$200	

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**NEW YORK PUBLIC LIBRARY - 035**  
**RICHMONDTOWN BRANCH LIBRARY**  
**Asset # : 13387**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	50%			2019	\$13,700	1		
Thermoplastic	50%			2045	* *	1		
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	
Generic	50%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	93%			2019	\$440,500	10	\$12,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T8 Lamps								
HID	5%			2019	\$9,300	10		
Incandescent	2%			2019	\$9,500	2		
Egress Lighting								
Emergency, Battery	25%			2019	\$4,800	10	\$900	
Exit, Service	75%			2019	\$1,500	1		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	40%			2039	* *	1		
Natural Gas	60%			2039	* *	1		
Conversion Equipment								
Furnace	40%			2024	\$7,000	1	\$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : ROOF								
Explanation : EXTERIOR UNITS								
Heat Pump	20%			2023	\$17,800	2	\$900	
Hot Water Boiler	20%			2032	* *	1	\$1,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Gas Fired								
Hot Water Boiler	10%			2032	* *	1	\$700	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Explanation : Electric								
Radiant Heater	10%			2024	\$6,300	2	\$700	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various								
Explanation : Electric Baseboard Radiators								

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**NEW YORK PUBLIC LIBRARY - 035**  
**RICHMONDTOWN BRANCH LIBRARY**  
**Asset # : 13387**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%			2035	* *	4	\$100	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2032	* *	1	\$900	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%			2020	\$57,000	2	\$200	
	Reciprocating Compr/Chiller	20%			2024	\$9,700	1	\$1,300	
	Ext Pkg Unit - Heating/Cooling	60%			2019	\$56,600	2	\$500	
Heat Rejection									
	Remote Air Cond	20%			2024	\$17,100	2	\$2,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,100	
Exhaust Fans									
	Interior	10%			2024	\$1,600	2		
	Roof	90%			2024	\$10,200	2	\$400	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
Water Heater									
	Gas Fired	100%			2017	\$3,300	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1,2									
Explanation : One Unit									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE  
**Address** : 515 MALCOLM X BOULEVARD @ W. 135 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006  
**Area Sq Ft** : 40,150 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$97,300	\$128,700
Interior Architecture	\$91,100	\$95,700
Electrical		\$855,600
Mechanical		\$39,400
<b>Total</b>	<b>\$188,300</b>	<b>\$1,119,400</b>
Importance Code A	\$97,300	\$128,700
Importance Code B	\$91,100	\$990,700
<b>Total</b>	<b>\$188,300</b>	<b>\$1,119,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,600	\$9,000		
Interior Architecture	\$3,600	\$11,000	\$7,100	\$1,400
Electrical	\$1,100	\$6,200	\$1,400	\$1,700
Mechanical	\$27,000	\$11,200	\$24,800	\$12,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$49,200</b>	<b>\$47,300</b>	<b>\$43,200</b>	<b>\$25,000</b>
Importance Code A	\$11,300	\$12,700	\$3,700	\$3,700
Importance Code B	\$37,100	\$34,600	\$39,500	\$21,300
Importance Code C	\$800			
<b>Total</b>	<b>\$49,200</b>	<b>\$47,300</b>	<b>\$43,200</b>	<b>\$25,000</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	* *	5	\$91,000	
	Window Wall	5%			2043	* *	5	\$18,000	
Windows									
	Aluminum	95%	Now	\$97,300	2031	* *	5	\$5,900	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glass Block	5%			LIFE	* *	5	\$400	
Parapets									
	Masonry: Brick	35%			LIFE	* *	5	\$1,500	
	Metal Rail	35%			2036	* *	5-10	\$26,500	
	Metal Rail	25%	4+	\$2,800	2028	* *	5	\$7,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Parapets Above Langston Hughes Wing								
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
	Location : Parapets Above Langston Hughes Wing								
	Pre-Cast Concrete	5%	Now	\$400	LIFE	* *	5	\$1,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Coping								
Roof									
	Built-Up (BUR)	35%			2023	\$37,700	10	\$8,300	
	Modified Bitumen	65%	Now	\$4,500	2028	* *			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Around Rooftop Units								
Interior									
Floors									
	Carpet	25%			2022	\$179,700	3	\$21,300	
	Cast in Place Concrete	25%			LIFE	* *	5	\$31,100	
	Ceramic Tile	5%			2032	* *	5	\$2,800	
	Cork Tile	5%			2033	* *	5	\$2,500	
	Marble Panels	5%			LIFE	* *	5	\$2,100	
	Terrazzo	10%			LIFE	* *	5	\$4,400	
	Vinyl Tile	20%			2023	\$95,700	3	\$5,700	
	Wood	5%			2038	* *	5	\$5,300	

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Interior Walls

Ceramic Tile	5%			2032	**	5		\$1,500	
Concrete Masonry Unit	25%			LIFE	**	5		\$3,000	

*Efflorescence, Extent : Moderate, Area Affected : 10%*

*Location : 4th Floor*

Gypsum Board	60%			LIFE	**	5		\$10,900	
Metal Panel	5%			LIFE	**				
Wood	5%			LIFE	**	5		\$6,000	

## Ceilings

AcousTileConcealSpLn	20%	Now	\$91,100	2043	**	5		\$7,100	
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*Broken/Missing Elements, Extent : Severe, Area Affected : 35%*

*Location : 2nd Floor Manuscripts Area*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : 2nd Floor Manuscripts Area*

AcousTileConcealSpLn	20%			2028	**	5		\$14,200	
AcousTileSusp.Lay-In	25%			2036	**	5		\$14,200	
Exposed Concrete	30%			LIFE	**	5		\$2,700	
Metal Panel	5%			LIFE	**	5		\$3,600	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	50%			2033	**	5		\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 2000 Amps*

Fused Disc Sw	50%			2049	**	5		\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw	50%			2033	**	5		\$100	
Fused Disc Sw	50%			2049	**	5		\$100	

## Raceway

Conduit	80%			2033	**	1			
Conduit	20%			2049	**	1			

## Panelboards

Fused Disc Sw	5%			2031	**	5			
Molded Case Bkrs	85%			2031	**	5		\$900	
Molded Case Bkrs	10%			2045	**	5		\$100	

## Wiring

Thermoplastic	80%			2033	**	1			
Thermoplastic	20%			2049	**	1			

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2036	* *	5		
	Motor Control Center	90%			2040	* *	5	\$1,000	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2023	\$789,800	10	\$22,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	32%			2031	* *	10	\$11,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	3%			2023	\$15,600	10		
	Incandescent	5%			2023	\$65,800	2		
	Egress Lighting								
	Emergency, Battery	50%			2028	* *	10	\$4,800	
	Exit, LED	50%			2051	* *	1		
	Exterior Lighting								
	HID	100%			2028	* *	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	* *	1	\$4,500	
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2031	* *	1-3	\$7,400	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	15%			2023	\$7,300	1	\$3,000	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Part Of A C Units							
		Explanation : 6 Units							
	Steam Boiler	85%			2040	**	1	\$33,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	15%			2039	**	4	\$300	
	Steam Piping/Pump	85%			2033	**	4	\$2,500	
Terminal Devices									
	Air Handler	80%			2031	**	1	\$19,900	
	Convactor/Radiator	20%			2036	**	1	\$2,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating	85%			2028	**	1	\$15,800	
	Compr/Chiller	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse Chillers							
	Ext Pkg Unit -	15%			2023	\$39,400	2	\$400	
	Heating/Cooling	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Distribution									
	Chilled Wtr Pipe/Pump	85%			2043	**	4	\$1,700	
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	**	1	\$24,800	
Heat Rejection									
	Water Cool Tower	85%			2027	**	2	\$34,300	
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,400	
	Exhaust Fans								
	Interior	85%			2031	**	2	\$1,000	
	Roof	15%			2023	\$4,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2036	**	1		
	Water Heater								
	Gas Fired	100%			2022	\$9,300	2	\$600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2043	* *	4	\$4,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2017	\$6,600	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	No Component	50%							
	No Component	50%							
	Sprinkler								
	No Component	50%							
	Generic	50%			2043	* *	1-2	\$5,600	
	Fire Pump								
	Generic	100%			2032	* *	1	\$7,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.  
**Address** : 515 MALCOLM X BOULEVARD @W. 135 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006  
**Area Sq Ft** : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,153,600	\$333,100
Interior Architecture			\$49,000
Electrical			\$1,134,500
Mechanical			\$96,100
<b>Total</b>		<b>\$1,153,600</b>	<b>\$1,612,800</b>
Importance Code A		\$1,153,600	\$333,100
Importance Code B			\$1,230,600
Importance Code C			\$49,000
<b>Total</b>		<b>\$1,153,600</b>	<b>\$1,612,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,900	\$17,100	\$2,200	
Interior Architecture	\$49,100			\$10,400
Electrical	\$800	\$4,200	\$900	\$800
Mechanical	\$2,300	\$3,900	\$4,800	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$84,000</b>	<b>\$29,100</b>	<b>\$11,900</b>	<b>\$18,100</b>
Importance Code A	\$29,000	\$18,200	\$3,300	\$1,100
Importance Code B	\$51,000	\$10,900	\$8,600	\$17,000
Importance Code C	\$4,100			
<b>Total</b>	<b>\$84,000</b>	<b>\$29,100</b>	<b>\$11,900</b>	<b>\$18,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

**Asset # : 2824**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$355,700	LIFE	* *	5	\$54,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Limestone	35%	Now	\$693,600	LIFE	* *	5	\$22,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	100%			2031	* *	5	\$172,100	
Parapets								
Masonry: Brick	20%	Now	\$52,900	LIFE	* *	5	\$4,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East And West Parapets								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Exterior Face Of East And West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : East And West Parapets								
Masonry: Limestone	5%			LIFE	* *	5	\$1,300	
Metal Cornice	25%			2038	* *	10	\$17,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South Facade								
Explanation : This Component Is Actually Copper Cornice								
Metal Rail	50%	Now	\$15,300	2028	* *	5	\$75,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	50%	Now	\$12,600	2028	* *			
Vegetation Growth, Extent : Severe, Area Affected : 20%								
Location : Highest Roof, Over 3rd Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Highest Roof, Over 3rd Floor								
Built-Up (BUR)	25%			2023	\$31,500	10	\$6,300	
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Around Rooftop Units								
Cement-Fiber Panel	25%			2019	\$51,300	5	\$4,400	
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Sloped Roof								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

**Asset # : 2824**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	30%	4+	\$11,600	2022	\$231,100	3	\$25,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : 1st Floor Schomburg Shop								
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%			2032	**	5	\$2,800	
	Terrazzo	15%			LIFE	**	5	\$6,500	
	Vinyl Tile	30%	Now	\$7,700	2028	**	3	\$6,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 3 Floor Corridor								
	Deflection Evident, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Corridor								
	Wood	15%			2051	**	5	\$15,700	
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$8,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$6,500	
	Gypsum Board	50%			LIFE	**	5	\$49,000	
	Plaster	35%			LIFE	**	5	\$17,200	
Ceilings									
	AcousTileSusp.Lay-In	40%			2036	**	5	\$22,300	
	AcousTileSusp.Lay-In	5%	Now	\$24,400	2043	**	5	\$1,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Moving Image And Recorded Sound Division Office								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : 3rd Floor Moving Image And Recorded Sound Division Office								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : 3rd Floor Moving Image And Recorded Sound Division Office								
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	30%			LIFE	**	5	\$20,900	
	Plaster	20%			LIFE	**	5	\$7,000	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2023	\$2,700	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 1200 Amps									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2023	\$35,000	5	\$100	
Raceway									
	Conduit	90%			2023	\$30,600	1		
	Conduit	10%			2049	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

**Asset # : 2824**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	80%			2031	* *	5	\$600	
	Molded Case Bkrs	20%			2045	* *	5	\$100	
Wiring									
	Thermoplastic	80%			2033	* *	1		
	Thermoplastic	20%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2021	\$49,100	5	\$200	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	95%			2023	\$937,700	10	\$24,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	HID	5%			2023	\$19,500	10		
Egress Lighting									
	Emergency, Battery	50%			2028	* *	10	\$3,300	
	Exit, Service	50%			2028	* *	1		
Exterior Lighting									
	HID	100%			2023	\$112,700	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	* *	1	\$3,100	
Fire/Smoke Detection									
	No Component	70%							
	Generic	30%			2031	* *	1-3	\$5,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Furnace	80%			2028	* *	1	\$10,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : A C Units							
		Explanation : 2 Units							
	No Component	20%							

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

**Asset # : 2824**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%			2031	* *	4	\$300	
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Various Areas						
			Explanation : Supplied From Schomburg Main Bldg						
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2028	* *	1	\$1,800	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	25%			2021	\$96,100	2	\$400	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	Ext Pkg Unit - Cooling	75%			2028	* *	2	\$1,300	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Roof						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
	Exhaust Fans								
	Interior	60%			2023	\$19,800	2	\$500	
	Roof	40%			2023	\$9,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		
	Water Heater								
	Electric	100%			2022	\$4,600	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B-3, Located In Langston Hughes Hall						
			Explanation : One Unit						
Fire Suppression									

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

**Asset # : 2824**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2043	* *	1-5	\$6,900	
Sprinkler									
	No Component	50%							
	Generic	50%			2033	* *	1-2	\$3,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : SCIENCE, INDUSTRY AND BUSINESS LIBRARY  
**Address** : 188 MADISON AVENUE @ EAST 34 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0013.000 / 4227 **Yr Built/Renovated** : 1906 / 1995  
**Area Sq Ft** : 183,000 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 22-May-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Floors 1,3,5  
**Block** : 864 **Lot** : 7502 **BIN** : 1017097

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$39,000	\$212,900
Electrical		\$151,400	
Mechanical			\$3,867,200
<b>Total</b>		<b>\$190,300</b>	<b>\$4,080,000</b>
Importance Code	B	\$190,300	\$4,003,700
Importance Code	C		\$76,400
<b>Total</b>		<b>\$190,300</b>	<b>\$4,080,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture		\$104,000	\$1,300	
Electrical	\$2,400	\$4,900	\$2,400	\$25,100
Mechanical	\$74,500	\$19,500	\$81,100	\$39,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$100,600</b>	<b>\$152,100</b>	<b>\$108,500</b>	<b>\$87,800</b>
Importance Code	A		\$5,200	\$400
Importance Code	B	\$100,600	\$103,300	\$87,400
Importance Code	C	\$3,500		
<b>Total</b>	<b>\$100,600</b>	<b>\$152,100</b>	<b>\$108,500</b>	<b>\$87,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Interior**

**Floors**

Carpet	73%		2024	\$2,624,500	3	\$284,700		
Cast in Place Concrete	5%		LIFE	**	5	\$28,400		
Ceramic Tile	1%		2034	**	5	\$2,600		
Terrazzo	10%		LIFE	**	5	\$20,300		
Vinyl Tile	10%		2030	**	3	\$9,800		
Wood	1%		2053	**	5	\$4,900		

**Interior Walls**

Cast in Place Concrete	2%		LIFE	**				
Ceramic Tile	5%		2038	**	5	\$6,900		
Gypsum Board	92%		LIFE	**	5	\$76,400		
Wood	1%		LIFE	**	5	\$5,500		

**Ceilings**

AcousTileSusp.Lay-In	30%		2038	**	5	\$78,000		
Exposed Struc: Steel	20%		LIFE	**				
Gypsum Board	30%		LIFE	**	5	\$97,500		
Masonry: Infill Arch	20%		LIFE	**				

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%		2035	**	5	\$800		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 1600 Amps Main Disconnect Switch*

**Transformers**

Dry Type	100%		2030	**	5	\$700		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 1000 Kva 480hv-208lv*

**Switchgear / Switchboard**

Fused Disc Sw	100%		2035	**	5	\$800		
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**Raceway**

Conduit	100%		2035	**	1			
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**Panelboards**

Fused Disc Sw	5%		2041	**	5	\$200		
Fused Disc Sw	5%		2033	**	5	\$200		
Molded Case Bkrs	60%		2041	**	5	\$2,900		
Molded Case Bkrs	30%		2033	**	5	\$1,400		

**Wiring**

Thermoplastic	70%		2045	**	1			
Thermoplastic	30%		2035	**	1			

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2038	* *	5	\$200	
	Motor Control Center	60%			2038	* *	5	\$3,000	
	Variable Frequency Drive	20%			2042	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,700	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2030	* *	10	\$39,800	
		T-5 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	70%			2030	* *	10	\$111,500	
		T-8 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Incandescent	5%			2030	* *	2	\$200	
	Egress Lighting								
	Emergency, Battery	50%			2030	* *	10	\$21,000	
	Exit, LED	30%			2053	* *	1		
	Exit, Service	20%			2030	* *	1		
	Exterior Lighting								
	HID	100%			2030	* *	10	\$600	
Alarm									
	Security System								
	No Component	65%							
	Generic	35%			2033	* *	1	\$23,900	
	Fire/Smoke Detection								
	No Component	65%							
	Generic, Digital	35%			2030	* *			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2035	* *	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$10,300	
				Other Observation, Extent : Light, Area Affected : 40%					
				Location : Basement					
				Explanation : 2 Heat Exchangers					
	Distribution								
	Hot Wtr Piping/Pump	40%			2033	* *	4	\$5,100	
	Steam Piping/Pump	60%			2045	* *	4	\$7,700	

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Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2025	\$608,800	1	\$64,500	
	Convactor/Radiator	30%			2030	* *	1	\$16,800	
	Fan Coil Unit/Heat	10%			2030	* *	1	\$5,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	100%			2023	\$2,423,400	2	\$10,600	
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$8,600	
	Heat Rejection								
	Water Cool Tower	100%			2023	\$540,100	2	\$174,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$96,900	
	Exhaust Fans								
	Interior	100%			2025	\$208,000	2	\$5,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$11,200	2035	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Main, Lower Level							
	Water Heater								
	Gas Fired	100%			2023	\$43,800	2	\$2,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2025	\$12,000	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2025	\$19,200	1	\$11,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : B-7							
		Explanation : 2 Freight Units							
	Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : L L- G							
		Explanation : 2 Pass Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$87,600	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$48,700	
	Fire Pump								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : SEWARD PARK BRANCH LIBRARY  
**Address** : 192 EAST BROADWAY @JEFFERSON ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0014.000 / 4228 **Yr Built/Renovated** : 1909 / 2003  
**Area Sq Ft** : 19,681 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 25-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 311 **Lot** : 31 **BIN** : 1004053

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$632,300	\$102,000
Mechanical		\$486,400
<b>Total</b>	<b>\$632,300</b>	<b>\$588,400</b>
Importance Code A	\$632,300	\$102,000
Importance Code B		\$486,400
<b>Total</b>	<b>\$632,300</b>	<b>\$588,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$47,000	\$10,500		
Interior Architecture	\$64,300			\$2,800
Electrical	\$1,900	\$1,500	\$22,000	\$2,100
Mechanical	\$2,400	\$2,200	\$7,600	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$119,700</b>	<b>\$18,100</b>	<b>\$33,600</b>	<b>\$11,100</b>
Importance Code A	\$47,900	\$11,500	\$1,000	\$1,000
Importance Code B	\$48,800	\$6,700	\$32,600	\$10,100
Importance Code C	\$22,900			
<b>Total</b>	<b>\$119,700</b>	<b>\$18,100</b>	<b>\$33,600</b>	<b>\$11,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$151,200	LIFE	* *	5	\$50,600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%	2-4	\$22,800	LIFE	* *	5	\$2,900	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%	2-4	\$233,700	LIFE	* *	5	\$14,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Front Of Building								
Metal Panel	5%	2-4	\$1,400	2024	\$27,700	5	\$7,300	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Top Floor Walls								
Windows								
Wood	100%	Now	\$247,500	2049	* *	5	\$33,200	1
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	10%	0-2	\$900	LIFE	* *	5	\$300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : East Facade								
Masonry: Limestone	90%	2-4	\$22,000	LIFE	* *	5	\$3,600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Roll Roofing	100%			2023	\$51,400	5	\$21,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$6,400	
Marble Panels	3%			LIFE	* *	5	\$700	
Terrazzo	2%			LIFE	* *	5	\$500	
Traffic Topping	10%	2-4	\$3,600	2029	* *	5	\$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	75%	2-4	\$18,600	2029	* *	3	\$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Plaster	100%	0-2	\$22,900	LIFE	* *	5	\$17,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
Plaster	100%	2-4	\$19,200	LIFE	* *	5	\$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2044	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1600 Amps Main Disconnect Switch									
	Fused Disc Sw	50%			2044	* *	5		
Switchgear / Switchboard									
	Fused Disc Sw	100%			2044	* *	5	\$100	
Raceway									
	Conduit	100%			2044	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$500	
Wiring									
	Thermoplastic	100%			2044	* *	1		
Motor Controllers									
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : Connected With Main Water Pipe									
Lighting									
Interior Lighting									
	Fluorescent	40%			2029	* *	10	\$7,200	
T-5 Lamps, Extent : Moderate, Area Affected : 40%									
Location : Throughout The Building									
	Fluorescent	60%			2029	* *	10	\$10,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2029	* *	10	\$2,400	
	Exit, Service	50%			2029	* *	1		
Exterior Lighting									
	HID	100%			2029	* *	10	\$100	
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2032	* *	1	\$3,700	
Fire/Smoke Detection									
	Generic	100%			2029	* *	1-3	\$12,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$900	2029	* *	1	\$8,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2023	\$98,000	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$6,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2025	\$388,500	2	\$1,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : A C Rooms							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,000	
	Exhaust Fans								
	Roof	100%			2029	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2019	\$3,000	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2024	\$1,900	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2034	* *	1-2	\$1,100	
Fire Pump									
	Generic	100%			2027	* *	1	\$3,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : SOUNDVIEW BRANCH LIBRARY  
**Address** : 660 SOUNDVIEW AVE. @BEACH AVE.  
**Borough** : BRONX **Agency's Number** : S05  
**Program / Asset #** : NPL0S05.000 / 13367 **Yr Built/Renovated** : 1973 / 1999  
**Area Sq Ft** : 11,861 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 10-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3558 **Lot** : 14 **BIN** : 2021838

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$61,800	\$178,800
Interior Architecture	\$143,600	
Electrical	\$381,100	
Mechanical	\$99,800	\$110,100
<b>Total</b>	<b>\$686,300</b>	<b>\$289,000</b>
Importance Code A	\$61,800	\$178,800
Importance Code B	\$624,500	\$110,100
<b>Total</b>	<b>\$686,300</b>	<b>\$289,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$800		\$16,300	
Interior Architecture	\$10,500	\$200	\$2,100	
Electrical	\$47,900		\$26,400	
Mechanical	\$4,600	\$3,600	\$3,100	\$4,400
<b>Total</b>	<b>\$63,800</b>	<b>\$3,800</b>	<b>\$47,900</b>	<b>\$4,400</b>
Importance Code A	\$1,400	\$600	\$17,000	\$600
Importance Code B	\$62,500	\$3,200	\$30,900	\$3,900
Importance Code C				
<b>Total</b>	<b>\$63,800</b>	<b>\$3,800</b>	<b>\$47,900</b>	<b>\$4,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**SOUNDVIEW BRANCH LIBRARY**  
**Asset # : 13367**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$3,000	
Masonry: Granite	55%			LIFE	* *	5	\$6,600	
Metal Panel	15%			2039	* *	5-10	\$16,600	
Windows								
Aluminum	100%			2027	* *	5	\$1,600	
Parapets								
Copper/Terne	40%	2-4	\$61,800	2054	* *	5	\$3,500	
Seams Open/Split, Extent : Moderate, Area Affected : 75%								
Location : Throughout Perimeter								
Metal Panel	60%			2029	* *	5	\$8,400	
Roof								
Modified Bitumen	100%			2024	\$178,800	10	\$31,000	
Interior								
Floors								
Ceramic Tile	2%			2028	* *	5	\$400	
Terrazzo	2%			LIFE	* *	5	\$300	
Vinyl Tile	96%			2019	\$143,600	3	\$6,400	
Interior Walls								
Concrete Masonry Unit	97%			LIFE	* *	5	\$3,700	
Glass: Single Pane	1%			LIFE	* *	5	\$100	
Metal Panel	1%			LIFE	* *			
Granite Panels	1%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	95%			2032	* *	5	\$21,100	
Gypsum Board	5%			LIFE	* *	5	\$1,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Rating Available								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	* *	5	\$300	
Raceway								
Conduit	100%			2029	* *	1		
Panelboards								
Molded Case Bkrs	20%			2035	* *	5	\$100	
Molded Case Bkrs	80%			2027	* *	5	\$300	
Wiring								
Thermoplastic	95%			2019	\$26,100	1		
Thermoplastic	5%			2029	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**SOUNDVIEW BRANCH LIBRARY**  
**Asset # : 13367**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2017	\$29,900	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Gas Meter Room						
		Explanation : Covered With Insulation						
Lighting								
Interior Lighting								
Fluorescent	98%			2017	\$381,100	10	\$10,700	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
		Explanation : T12 Lamps						
HID	1%			2017	\$1,500	10		
Incandescent	1%			2017	\$3,900	2		
Egress Lighting								
Exit, Service	100%			2017	\$1,700	1		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2024	\$26,400	1	\$5,900	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
Terminal Devices								
Air Handler	100%			2019	\$63,400	1	\$7,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$39,900	1	\$5,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Direct Expansion	100%			2019	\$36,500	1		
Heat Rejection								
Remote Air Cond	100%			2024	\$70,200	2	\$8,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**SOUNDVIEW BRANCH LIBRARY**  
**Asset # : 13367**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2024	\$9,300	2	\$400	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2017	\$2,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,000	4	\$1,600	
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : ST. AGNES BRANCH LIBRARY  
**Address** : 444 AMSTERDAM AVE. @ WEST 81ST ST.  
**Borough** : MANHATTAN **Agency's Number** : S01  
**Program / Asset #** : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009  
**Area Sq Ft** : 20,900 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 15-Jul-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1229 **Lot** : 31 **BIN** : 1032683

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$152,800	
Interior Architecture	\$145,300	
Mechanical		\$87,500
<b>Total</b>	<b>\$298,100</b>	<b>\$87,500</b>
Importance Code A	\$152,800	
Importance Code B	\$145,300	\$87,500
<b>Total</b>	<b>\$298,100</b>	<b>\$87,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$44,100
Interior Architecture	\$2,500			\$600
Electrical	\$2,300	\$2,000	\$2,000	\$2,400
Mechanical	\$3,400	\$2,300	\$5,000	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$12,200</b>	<b>\$8,200</b>	<b>\$10,900</b>	<b>\$54,700</b>
Importance Code A	\$1,000	\$1,000	\$1,000	\$45,200
Importance Code B	\$10,000	\$7,100	\$9,900	\$9,500
Importance Code C	\$1,200			
<b>Total</b>	<b>\$12,200</b>	<b>\$8,200</b>	<b>\$10,900</b>	<b>\$54,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**ST. AGNES BRANCH LIBRARY**  
**Asset # : 13363**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$152,800	LIFE	**	5	\$23,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Masonry: Limestone	50%			LIFE	**	5	\$19,500	
Metal Panel	5%			2050	**	5-10	\$17,900	
Windows								
Metal Louvers	5%			2033	**	10	\$1,900	
Wood	95%			2040	**	5	\$56,600	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Masonry: Limestone	25%			LIFE	**	5	\$1,100	
Metal Panel	15%			2050	**	5	\$2,000	
Metal Rail	5%			2041	**	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof								
Modified Bitumen	85%			2032	**	10	\$9,100	
Skylight, Metal/Glass	5%			2050	**	10	\$1,800	
Sloped Glazing	10%			LIFE	**	5	\$14,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
Ceramic Tile	5%			2037	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$1,200	
Vinyl Tile	15%			2029	**	3	\$2,300	
Wood	65%	Now	\$145,300	2039	**	5	\$19,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	25%			LIFE	**	5	\$6,900	
Plaster	60%			LIFE	**	5	\$8,300	
Wood	5%			LIFE	**	5	\$9,200	
Ceilings								
Gypsum Board	25%			LIFE	**	5	\$9,800	
Plaster	75%			LIFE	**	5	\$14,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. AGNES BRANCH LIBRARY**  
**Asset # : 13363**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 1600 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	\$100	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5		
Molded Case Bkrs	90%			2046	* *	5	\$500	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	15%			2032	* *	10	\$2,900	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Offices, Basement							
Fluorescent	85%			2032	* *	10	\$16,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Reading Areas							
	Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$2,500	
Exit, LED	50%			2059	* *	1		
Exterior Lighting								
HID	100%			2032	* *	10	\$100	
Alarm								
Security System								
Generic	100%			2032	* *	1	\$7,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$13,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Horns							

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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. AGNES BRANCH LIBRARY**  
**Asset # : 13363**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$10,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices								
Air Handler	30%			2029	**	1	\$3,900	
Convactor/Radiator	70%			2037	**	1	\$4,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Cooling	30%			2025	\$87,500	2	\$400	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : Basement								
Ext Pkg Unit - Cooling	70%			2029	**	2	\$900	
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : Roof								
Heat Rejection								
Remote Air Cond	30%			2029	**	2	\$4,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
Exhaust Fans								
Interior	30%			2029	**	2	\$200	
Roof	70%			2029	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$5,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$12,000	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	**	1	\$1,300	
Fixtures								
Generic	100%							
Vertical Transport								

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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. AGNES BRANCH LIBRARY**  
**Asset # : 13363**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-4									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	75%							
	Generic	25%			2044		* *	1-2	\$1,500

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : ST. GEORGE LIBRARY CENTER  
**Address** : 5 CENTRAL AVE. 10 HYATT ST.  
**Borough** : STATEN ISLAND **Agency's Number** : S02  
**Program / Asset #** : NPL0S02.000 / 13364 **Yr Built/Renovated** : 1907 / 1986  
**Area Sq Ft** : 25,029 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 21-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5 **Lot** : 74 **BIN** : 5000030

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$457,500	
Interior Architecture	\$39,800	
Electrical		\$1,246,100
Mechanical		\$336,300
<b>Total</b>	<b>\$497,300</b>	<b>\$1,582,500</b>
Importance Code A	\$457,500	
Importance Code B	\$39,800	\$1,582,500
<b>Total</b>	<b>\$497,300</b>	<b>\$1,582,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$56,700			\$10,600
Interior Architecture	\$53,100	\$1,100		\$14,500
Electrical	\$2,700	\$2,800	\$3,000	\$2,300
Mechanical	\$33,000	\$4,700	\$20,900	\$5,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$153,400</b>	<b>\$16,500</b>	<b>\$31,800</b>	<b>\$40,600</b>
Importance Code A	\$58,000	\$1,200	\$1,200	\$11,800
Importance Code B	\$88,200	\$14,200	\$30,600	\$28,800
Importance Code C	\$7,200	\$1,100		
<b>Total</b>	<b>\$153,400</b>	<b>\$16,500</b>	<b>\$31,800</b>	<b>\$40,600</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$4,700	LIFE	* *	5	\$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	55%	2-4	\$54,700	LIFE	* *	5	\$18,300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	2-4	\$9,800	LIFE	* *	5	\$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	35%	0-2	\$126,200	LIFE	* *	5	\$8,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	50%	2-4	\$70,100	2040	* *	5	\$2,100	2
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Storm Windows								
Wood	25%	2-4	\$11,700	2040	* *	5	\$10,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	25%			2040	* *	5	\$21,100	
Parapets								
Copper/Terne	75%	2-4	\$5,400	2044	* *	5	\$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%	2-4	\$1,500	LIFE	* *	5	\$200	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								

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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	7%	0-2	\$2,900	2039	* *			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Single Ply Membrane	20%	0-2	\$20,900	2034	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Over First Floor							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Over First Floor							
	Skylight, Metal/Glass	3%	2-4	\$68,700	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Slate	70%	Now	\$137,800	LIFE	* *			1
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
Interior									
Floors									
	Carpet	75%			2023	\$355,400	3	\$56,200	
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
	Ceramic Tile	5%	2-4	\$1,800	2033	* *	5	\$900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	5%			LIFE	* *	5	\$1,500	
	Vinyl Tile	10%	2-4	\$3,200	2029	* *	3	\$1,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2033	* *	5	\$2,200	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
	Gypsum Board	40%	2-4	\$7,200	LIFE	* *	5	\$10,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	50%			LIFE	* *	5	\$6,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							

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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	\$3,700	2037	* *	5	\$2,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%	2-4	\$1,600	2037	* *	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Exposed Struc: Wood	35%	4+	\$21,600	LIFE	* *			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	50%	Now	\$39,800	LIFE	* *	5	\$24,800	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : First Floor							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	* *	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 800 Amperes In The Switchboard							
	Raceway								
	Conduit	100%			2034	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	* *	5	\$700	
	Wiring								
	Thermoplastic	100%			2034	* *	1		
	Motor Controllers								
	Motor Control Center	100%			2029	* *	5	\$700	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	2%			2024	\$16,400	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	98%			2024	\$804,200	10	\$22,500	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2024	\$16,700	10	\$3,000	
	Exit, Service	50%			2024	\$1,800	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Exterior Lighting HID	100%			2024	\$93,700	10	\$100	
<b>Alarm</b>								
Security System Generic	100%			2024	\$75,000	1	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection Generic	100%			2024	\$256,900	1-3	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment Hot Water Boiler	100%			2029	**	1	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : Equipment Selected For Replacement In The Near Future</i>								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$24,900	2032	**	4	\$1,200	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room And Throughout</i>								
Terminal Devices								
Air Handler	30%			2029	**	1	\$4,600	
Convactor/Radiator	10%			2029	**	1	\$800	
Fan Coil Unit/Heat	40%			2024	\$148,500	1	\$3,200	
Fan Coil Unit/Heat	20%			2029	**	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floors</i>								
<i>Explanation : Dual Temperature Fan Coil Units Observed</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Reciprocating Compr/Chiller	90%			2029	**	1	\$10,500	
Window/Wall Unit	10%			2019	\$5,100	1		
Distribution Chilled Wtr Pipe/Pump	100%			2044	**	4	\$1,200	

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**NEW YORK PUBLIC LIBRARY - 035**  
**ST. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	40%			2029	* *	1	\$6,200	
	Fan Coil - Cool/Heat	40%			2024	\$187,800	1	\$3,200	
	Fan Coil - Cool/Heat	20%			2029	* *	1	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout First And Second Floors									
Explanation : Dual Temperature Fan Coil Unit Observed									
Heat Rejection									
	Remote Air Cond	100%			2029	* *	2	\$17,400	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	
Exhaust Fans									
	Interior	100%			2024	\$27,400	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	* *	1		
Water Heater									
	Gas Fired	100%			2019	\$5,800	2	\$400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2024	\$2,400	1	\$1,500	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Boiler Room									
Explanation : Boiler Only									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To Second Floor									
Explanation : 2 Units									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : STAPLETON BRANCH LIBRARY  
**Address** : 132 CANAL ST. @WRIGHT ST.  
**Borough** : STATEN ISLAND **Agency's Number** : S07  
**Program / Asset #** : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013  
**Area Sq Ft** : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 526 **Lot** : 63 **BIN** : 5013792

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$194,300	\$50,400
<b>Total</b>	<b>\$194,300</b>	<b>\$50,400</b>
Importance Code A	\$194,300	\$50,400
<b>Total</b>	<b>\$194,300</b>	<b>\$50,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture		\$6,000		\$35,000
Interior Architecture	\$4,800	\$900		\$5,200
Electrical	\$500	\$500	\$500	\$700
Mechanical	\$2,800	\$3,000	\$4,900	\$2,700
<b>Total</b>	<b>\$8,100</b>	<b>\$10,400</b>	<b>\$5,400</b>	<b>\$43,600</b>
Importance Code A	\$600	\$6,700	\$600	\$35,700
Importance Code B	\$7,500	\$3,800	\$4,700	\$7,600
Importance Code C				\$300
<b>Total</b>	<b>\$8,100</b>	<b>\$10,400</b>	<b>\$5,400</b>	<b>\$43,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**STAPLETON BRANCH LIBRARY**  
**Asset # : 13369**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$37,700	LIFE	* *	5	\$6,300	
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : 1907 Wing							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Electrical And Storage Room In Basement							
Masonry: Limestone	5%			LIFE	* *	5	\$900	
Metal Panel	40%			2055	* *	5-10	\$69,300	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Addition Completed In 2013							
Window Wall	25%			2055	* *	5	\$23,600	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Addition Completed In 2013							
Wood	5%			2030	* *	5	\$6,300	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Portico, Eaves And Panels Above And Below Windows							
Windows								
Aluminum	65%			2050	* *	5	\$2,200	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Addition Completed In 2013							
Wood	35%			2033	* *	5	\$12,100	
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : 1907 Wing							
Roof								
Copper/Terne	5%			2053	* *	10	\$3,700	
Modified Bitumen	60%			2035	* *	10	\$17,600	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Addition Completed In 2013							
Skylight, Plastic	5%			2045	* *	1		
Wood Shingles	30%	Now	\$156,600	2040	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : 1907 Wing							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Northwest Corner							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : 1907 Wing							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : 1907 Wing							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**STAPLETON BRANCH LIBRARY**  
**Asset # : 13369**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2027	* *	3	\$2,800	
	Cast in Place Concrete	10%			LIFE	* *	5	\$4,100	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Cast in Place Concrete	50%	Now	\$4,800	LIFE	* *	5	\$20,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Near Main Entrance							
	Ceramic Tile	5%			2040	* *	5	\$900	
	Wood	25%			2040	* *	5	\$8,700	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : 1907 Wing							
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$700	
	Glass: Single Pane	30%			LIFE	* *	5	\$3,000	
	Gypsum Board	55%			LIFE	* *	5	\$4,400	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1907 Wing And New Addition							
	Wood	5%			LIFE	* *	5	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1907 Wing							
		Explanation : Recent Installation							
	Wood	5%			LIFE	* *	5	\$2,700	
Ceilings									
	Exposed Struc: Wood	65%			LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2013 Addition							
		Explanation : Recent Construction							
	Gypsum Board	10%			LIFE	* *	5	\$2,400	
	Plaster	25%			LIFE	* *	5	\$3,000	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : 1907 Addition							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 800 Amps Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	* *	5	\$100	
	Raceway								
	Conduit	100%			2055	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**STAPLETON BRANCH LIBRARY**  
**Asset # : 13369**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Fused Disc Sw	10%			2050	* *	5		
	Molded Case Bkrs	90%			2050	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2055	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	97%			2035	* *	10	\$11,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	3%			2035	* *	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, LED	30%			2065	* *	1		
	Exit, Service	10%			2035	* *	1		
	Exit, Battery	60%			2035	* *	10	\$500	
	Exterior Lighting								
	HID	100%			2035	* *	10		
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$4,700	
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**STAPLETON BRANCH LIBRARY**  
**Asset # : 13369**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Terminal Devices								
	Air Handler	50%			2035	* *	1	\$3,900	
	Convactor/Radiator	50%			2045	* *	1	\$2,000	
			Other Observation, Extent : Light, Area Affected : 70%						
			Location : Throughout Main Library						
			Explanation : Under Floor Radiant Heating Panels						
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2035	* *	1	\$5,800	
	Compr/Chiller								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2055	* *	4	\$600	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	* *	1	\$7,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Roof	100%			2035	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
	Water Heater								
	Electric	100%			2025	\$1,900	4	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Janitor's Closet And Basement						
			Explanation : 2 Point Of Use Electric Hot Water Heaters						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2035	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2055	* *	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : TOMPKINS SQUARE BRANCH LIBRARY  
**Address** : 331 EAST 10TH ST. @ AVENUE B  
**Borough** : MANHATTAN **Agency's Number** : T02  
**Program / Asset #** : NPL0T02.000 / 13371 **Yr Built/Renovated** : 1904 / 2001  
**Area Sq Ft** : 14,703 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 12-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 404 **Lot** : 39 **BIN** : 1005147

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$80,900
Electrical		\$60,200
<b>Total</b>		<b>\$141,100</b>
Importance Code A		\$80,900
Importance Code B		\$60,200
<b>Total</b>		<b>\$141,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,500			
Interior Architecture	\$18,800			\$245,100
Electrical	\$200	\$100	\$14,200	\$300
Mechanical	\$3,200	\$4,300	\$3,800	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$50,600</b>	<b>\$8,400</b>	<b>\$21,900</b>	<b>\$254,900</b>
Importance Code A	\$25,300	\$700	\$800	\$700
Importance Code B	\$25,400	\$7,700	\$21,200	\$254,100
Importance Code C				
<b>Total</b>	<b>\$50,600</b>	<b>\$8,400</b>	<b>\$21,900</b>	<b>\$254,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$5,100	LIFE	* *	5	\$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East And West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East And West Facade								
Masonry: Limestone	50%			LIFE	* *	5	\$5,900	
Stucco Cement	30%	Now	\$7,400	2029	* *	5	\$5,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above First Floor								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Explanation : Vegetation Growth								
Windows								
Aluminum	100%	Now	\$12,000	2032	* *	5	\$2,600	
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : First Floor								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	\$2,400	
Masonry: Limestone	25%			LIFE	* *	5	\$1,000	
Roof								
Modified Bitumen	100%			2024	\$80,900	10	\$12,800	
Interior								
Floors								
Carpet	70%			2020	\$235,600	3	\$34,100	
Vinyl Tile	30%			2029	* *	3	\$3,700	
Interior Walls								
Gypsum Board	85%			LIFE	* *	5	\$14,700	
Plaster	15%			LIFE	* *	5	\$1,300	
Ceilings								
AcousTile,Adhered	45%			2037	* *	5	\$11,000	
AcousTileConcealSpLn	5%	Now	\$200	2029	* *	5	\$800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First Floor Staff Room								
AcousTileSusp.Lay-In	30%			2037	* *	5	\$7,300	
Gypsum Board	10%			LIFE	* *	5	\$3,000	
Plaster	10%			LIFE	* *	5	\$1,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Disconnect Switches Rated At 400 Amps Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$100	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	* *	10	\$13,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, Service	50%			2029	* *	1		
	Exit, Battery	50%			2029	* *	10	\$500	
	Exterior Lighting								
	HID	100%			2024	\$60,200	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2029	* *	1	\$1,100	
	Fire/Smoke Detection								
	Under Construction	100%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$700	
	Terminal Devices								
	Air Handler	30%			2029	* *	1	\$2,700	
	Convactor/Radiator	70%			2029	* *	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Reciprocating	80%			2029	* *	1	\$5,500	
	Compr/Chiller	R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Basement							
	Ext Pkg Unit - Cooling	20%			2024	\$14,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2029	* *	1	\$7,300	
	No Component	20%							
	Heat Rejection								
	Air Condenser Unit	80%			2024	\$25,500	2	\$8,200	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	
	Exhaust Fans								
	Interior	70%	Now	\$600	2029	* *	2	\$300	
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Explanation : There Is No Vent For Gas Room							
	Roof	30%			2024	\$3,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$3,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$12,000	4	\$1,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : TREMONT BRANCH LIBRARY  
**Address** : 1866 WASHINGTON AVE. @E. 176 ST.  
**Borough** : BRONX **Agency's Number** : T04  
**Program / Asset #** : NPL0T04.000 / 13373 **Yr Built/Renovated** : 1905 / 2006  
**Area Sq Ft** : 11,900 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 16-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2918 **Lot** : 1 **BIN** : 2009573

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$163,800	
Electrical		\$152,200	
Mechanical		\$45,600	\$35,200
<b>Total</b>		<b>\$361,500</b>	<b>\$35,200</b>
Importance Code A		\$163,800	
Importance Code B		\$197,700	\$35,200
<b>Total</b>		<b>\$361,500</b>	<b>\$35,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$61,100			
Interior Architecture	\$45,700	\$100		\$13,600
Electrical	\$20,300	\$6,000	\$38,000	
Mechanical	\$17,300	\$1,700	\$55,600	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$148,300</b>	<b>\$11,700</b>	<b>\$97,600</b>	<b>\$19,300</b>
Importance Code A	\$61,700	\$600	\$600	\$600
Importance Code B	\$70,400	\$11,100	\$97,000	\$18,700
Importance Code C	\$16,200			
<b>Total</b>	<b>\$148,300</b>	<b>\$11,700</b>	<b>\$97,600</b>	<b>\$19,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$5,900	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Street Facades								
Masonry: Brick	40%	Now	\$70,200	LIFE	* *	5	\$11,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : North Facade,West Facade								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : North Facade,West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : North Facade,West Facade								
Masonry: Granite	5%			LIFE	* *	5	\$1,100	
Masonry: Limestone	5%			LIFE	* *	5	\$1,100	
Metal, Corrugated	5%			2029	* *	1		
Stucco Cement	25%	Now	\$21,100	2032	* *	5	\$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Facade								
Explanation : Cement Parge Coat over brick								
Windows								
Glass Block	2%			LIFE	* *	5	\$100	
Wood	98%	Now	\$37,000	2027	* *	5	\$24,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,500	LIFE	* *	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Coping At East And North Parapets								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Coping At East And North Parapets								
Masonry: Brick	55%	Now	\$33,900	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	25%			LIFE	* *	5	\$900	
Masonry: Limestone	10%			LIFE	* *	5	\$500	
Masonry: Sandstone	5%	Now	\$1,600	LIFE	* *	5	\$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Coping At North And East Parapets								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Coping At North And East Parapets								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping At North And East Parapets								
Explanation : This Material Is Actually Bluestone.								
Roof								
Modified Bitumen	100%	Now	\$56,700	2029	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead And Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2020	\$12,900	3	\$2,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor							
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2032	**	5	\$500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Restrooms							
Marble Panels	5%			LIFE	**	5	\$400	
Slate	5%			LIFE	**	5	\$500	
Terrazzo	3%			LIFE	**	5	\$200	
Vinyl Tile	7%			2027	**	3	\$300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Basement							
Vinyl Tile	20%	Now	\$17,200	2029	**	3	\$800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Third Floor							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%							
	Location : Third Floor							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Third Floor							
Wood	35%			2047	**	5	\$6,700	
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : First Floor							
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Restrooms							
Gypsum Board	5%			LIFE	**	5	\$700	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : First Floor							
Plaster	30%			LIFE	**	5	\$2,000	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : First Floor							
Plaster	30%			LIFE	**	5	\$2,000	
Plaster	30%	Now	\$15,700	LIFE	**	5	\$2,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Roof Stair, Third Floor At Custodian Apartment							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Third Floor At Custodian Apartment							
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : Roof Stair, Third Floor At Custodian Apartment							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Ceilings

AcousTile,Adhered	5%			2032	* *	5	\$500	
Exposed Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	10%			LIFE	* *	5	\$1,300	

Recent Installation, Extent : Light, Area Affected : 100%

Location : First Floor

Plaster	30%			LIFE	* *	5	\$1,900	
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Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : First Floor

Plaster	30%			LIFE	* *	5	\$1,900	
Plaster	20%	Now	\$7,900	LIFE	* *	5	\$1,300	

Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Third Floor Custodian Apartment

Paint Peeling, Extent : Severe, Area Affected : 50%

Location : Third Floor Custodian Apartment

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Third Floor Custodian Apartment

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Switchgear / Switchboard

Molded Case Bkrs	100%			2019	\$32,000	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Molded Case Circuit Breaker In The Switchboard And Rated At 800a.

## Raceway

Conduit	95%			2029	* *	1		
Conduit	5%			2045	* *	1		

## Panelboards

Molded Case Bkrs	20%			2027	* *	5	\$100	
Molded Case Bkrs	40%			2041	* *	5	\$100	
Molded Case Bkrs	40%			2018	\$5,900	5	\$100	

## Wiring

Braided Cloth	50%	2-4	\$13,700	2044	* *	1		
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2029	* *	1		
Thermoplastic	20%			2045	* *	1		

## Motor Controllers

Locally Mounted	100%			2024	\$29,900	5	\$100	
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2027	* *	10	\$6,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T8 Lamps</i>							
Fluorescent	39%			2019	\$152,200	10	\$4,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T12 Lamps</i>							
HID	1%			2019	\$1,500	10		
<b>Egress Lighting</b>								
Exit, LED	10%			2054	* *	1		
Exit, Service	45%			2024	\$800	1		
Exit, Battery	45%			2024	\$2,400	10	\$400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2032	* *	1	\$5,900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
<b>Terminal Devices</b>								
Air Handler	40%			2024	\$25,400	1	\$2,900	
Convactor/Radiator	60%			2032	* *	1	\$2,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	* *	1		
<b>Conversion Equipment</b>								
Int Pkg Unit - Cooling	30%			2017	\$45,600	2	\$200	
Reciprocating	40%			2027	* *	1	\$2,200	
Compr/Chiller								
Ext Pkg Unit - Heating/Cooling	30%			2019	\$23,300	2	\$200	
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	40%			2039	* *	4	\$200	
No Component	60%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	40%			2024	\$20,000	1	\$2,900	
No Component	60%							

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**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Condenser Unit	30%			2019	\$7,100	2	\$2,500	
	Remote Air Cond	30%			2019	\$21,100	2	\$2,500	
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
Exhaust Fans									
	Interior	60%			2024	\$7,800	2	\$200	
	Roof	40%			2024	\$3,800	2	\$100	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2024	\$35,200	1		
Water Heater									
	Gas Fired	100%			2017	\$2,700	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2017	\$11,000	4	\$2,500	
Backflow Preventer									
	No Component	95%							
	Generic	5%			2024	\$100	1		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Penthouse Mech. Room									
Explanation : For Air Conditioning System Only									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-2									
Explanation : One Unit									

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : WAKEFIELD BRANCH LIBRARY  
**Address** : 4100 LOWERRE PLACE @E. 229 ST.  
**Borough** : BRONX **Agency's Number** : W01  
**Program / Asset #** : NPL0W01.000 / 13375 **Yr Built/Renovated** : 1938 / 1989  
**Area Sq Ft** : 10,743 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 04-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4832 **Lot** : 20 **BIN** : 2063175

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$60,200
Interior Architecture		\$143,700
Electrical	\$352,200	
Mechanical		\$100,600
<b>Total</b>	<b>\$352,200</b>	<b>\$304,500</b>
Importance Code A		\$60,200
Importance Code B	\$352,200	\$244,300
<b>Total</b>	<b>\$352,200</b>	<b>\$304,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$33,900			\$2,000
Interior Architecture	\$8,700		\$34,900	\$159,000
Electrical	\$1,400	\$9,700	\$12,600	
Mechanical	\$12,600	\$3,200	\$19,600	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$60,600</b>	<b>\$16,900</b>	<b>\$71,000</b>	<b>\$166,500</b>
Importance Code A	\$35,000	\$1,100	\$1,200	\$3,100
Importance Code B	\$25,700	\$15,800	\$69,800	\$163,400
Importance Code C				
<b>Total</b>	<b>\$60,600</b>	<b>\$16,900</b>	<b>\$71,000</b>	<b>\$166,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$33,900	LIFE	* *	5	\$22,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$900	
Windows								
Aluminum	100%			2035	* *	5	\$4,000	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$5,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Single Ply Membrane	100%			2024	\$60,200	10	\$18,100	
Interior								
Floors								
Carpet	75%			2020	\$152,500	3	\$24,100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Terrazzo	5%			LIFE	* *	5	\$600	
Vinyl Tile	20%	Now	\$2,700	2019	\$27,100	3	\$1,200	
Split/Cracked, Extent : Light, Area Affected : 60%								
Location : Basement And 2nd Floor								
Interior Walls								
Plaster	100%			LIFE	* *	5	\$9,000	
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	97%			2024	\$143,700	5	\$15,600	
Gypsum Board	1%			LIFE	* *	5	\$200	
Plaster	2%			LIFE	* *	5	\$200	
Recent Repair Evident, Extent : Light, Area Affected : 30%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	
	Type	Total	(Years)		FY		(Yrs)	
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%			2029	* *	5	\$300
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	* *	5	\$300	
Raceway								
Conduit	90%			2029	* *	1		
Conduit	10%			2039	* *	1		
Panelboards								
Molded Case Bkrs	35%			2027	* *	5	\$100	
Molded Case Bkrs	65%			2018	\$9,600	5	\$200	
Wiring								
Braided Cloth	5%	2-4	\$1,400	2044	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	5%			2039	* *	1		
Thermoplastic	90%			2029	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$29,900	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2019	\$317,000	10	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	10%			2017	\$35,200	2		
Egress Lighting								
Emergency, Service	50%			2019	\$2,600	1		
Exit, Service	50%			2019	\$800	1		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Steam Boiler	100%			2032	* *	1	\$10,600	
Distribution								
Hot Wtr Piping/Pump	30%			2035	* *	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Water Coil In Steam Boiler</i>								
Steam Piping/Pump	70%			2039	* *	4	\$400	
Terminal Devices								
Convactor/Radiator	100%			2024	\$100,600	1	\$3,500	

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2019	\$7,200	1	\$1,000	
	Ext Pkg Unit - Cooling	70%			2027	* *	2	\$500	
	Window/Wall Unit	10%			2017	\$2,200	1		
	Terminal Devices								
	Direct Expansion	20%			2019	\$6,600	1		
	No Component	80%							
	Heat Rejection								
	Remote Air Cond	90%			2027	* *	2	\$6,700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Interior	80%			2024	\$9,400	2	\$300	
	Roof	20%			2019	\$1,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
	Water Heater								
	Electric	100%			2018	\$1,700	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2017	\$6,600	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-1								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : WASHINGTON HEIGHTS BRANCH LIBRARY  
**Address** : 1000 ST. NICHOLAS AVE. @W. 160 STREET  
**Borough** : MANHATTAN **Agency's Number** : W02  
**Program / Asset #** : NPL0W02.000 / 13376 **Yr Built/Renovated** : 1905 / 2013  
**Area Sq Ft** : 17,497 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 21-Feb-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3  
**Block** : 2109 **Lot** : 55 **BIN** : 1062551

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$133,200	\$44,600
Interior Architecture	\$161,100	
Electrical	\$539,200	
Mechanical	\$141,000	\$228,600
<b>Total</b>	<b>\$974,400</b>	<b>\$273,100</b>
Importance Code A	\$133,200	\$83,600
Importance Code B	\$841,200	\$189,600
<b>Total</b>	<b>\$974,400</b>	<b>\$273,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,700		\$12,600	\$3,500
Interior Architecture	\$74,600	\$300	\$2,900	\$3,200
Electrical	\$23,100	\$4,500	\$76,100	
Mechanical	\$38,200	\$5,200	\$16,900	\$5,200
<b>Total</b>	<b>\$157,600</b>	<b>\$9,900</b>	<b>\$108,500</b>	<b>\$11,800</b>
Importance Code A	\$22,600	\$900	\$15,200	\$4,300
Importance Code B	\$104,900	\$9,100	\$93,300	\$4,700
Importance Code C	\$30,200			\$2,800
<b>Total</b>	<b>\$157,600</b>	<b>\$9,900</b>	<b>\$108,500</b>	<b>\$11,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$133,200	LIFE	**	5	\$44,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : East Side Upper Floors And Throughout									
Masonry: Granite	5%			LIFE	**	5	\$1,900		
Masonry: Limestone	5%	Now	\$14,900	LIFE	**	5	\$1,900		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Windows									
Aluminum	100%			2035	**	5	\$7,000		
Parapets									
Masonry: Brick	60%	Now	\$5,900	LIFE	**	5	\$2,100		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Masonry: Limestone	15%			LIFE	**	5	\$700		
Metal Security Bars	5%			2034	**				
Stucco Cement	20%	Now	\$900	2024	\$17,700	5	\$900		
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout									
Roof									
Modified Bitumen	95%			2029	**	10	\$10,700		
Skylight, Metal/Glass	5%			2049	**	10	\$1,900		
Interior									
Floors									
Carpet	3%			2017	\$9,900	3	\$1,600		
Cast in Place Concrete	20%			LIFE	**	5	\$11,500		
Ceramic Tile	2%			2028	**	5	\$500		
Vinyl Tile	73%			2019	\$161,100	3	\$7,200		
Wood	2%			2034	**	5	\$1,000		
Interior Walls									
Folding Partition	5%			2035	**	5	\$5,600		
Gypsum Board	10%			LIFE	**	5	\$2,700		
Plaster	85%	0-2	\$30,200	LIFE	**	5	\$11,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : 3rd Floor, Basement, Sub Basement And Staircase									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor And Basement, Storage Room, Sub Basement									
Ceilings									
Plaster	10%	0-2	\$34,100	LIFE	**	5	\$1,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 3rd Floor, Basement, Sub Basement And Staircase									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor, Basement, Sub Basement And Staircase									
Plaster	90%			LIFE	**	5	\$14,700		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2019	\$1,500	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Sub Basement							
		Explanation : One 1200 Amps Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2019	\$32,000	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sub Basement Electrical Room							
		Explanation : Note: Ground Water Penetration Inside The Electrical Room.							
Raceway									
	Conduit	40%			2019	\$12,400	1		
	Conduit	60%			2029	* *	1		
Panelboards									
	Molded Case Bkrs	30%			2018	\$4,400	5	\$100	
	Molded Case Bkrs	70%			2027	* *	5	\$300	
Wiring									
	Braided Cloth	20%	2-4	\$5,500	2044	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	80%			2029	* *	1		
Motor Controllers									
	Locally Mounted	80%			2024	\$24,000	5	\$100	
	Locally Mounted	20%			2017	\$6,000	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	94%			2019	\$539,200	10	\$15,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	HID	4%			2019	\$9,000	10		
	Incandescent	2%			2017	\$11,500	2		
Egress Lighting									
	Emergency, Service	50%			2019	\$4,300	1		
	Exit, Service	50%			2019	\$1,200	1		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2029	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2024	\$39,000	1	\$8,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2027	* *	4	\$900	
	Terminal Devices								
	Air Handler	50%			2019	\$46,700	1	\$5,400	
	Convactor/Radiator	50%			2024	\$81,900	1	\$2,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Reciprocating	80%			2019	\$47,100	1	\$6,500	
	Compr/Chiller								
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2019	\$47,100	1	\$8,700	
	No Component	20%							
	Heat Rejection								
	Remote Air Cond	80%			2024	\$66,300	2	\$9,800	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,800	
	Exhaust Fans								
	Interior	100%	Now	\$19,200	2029	* *	2	\$400	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : 3rd Floor Fan Room								
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2029	* *	1		
	Galv Iron/Steel	80%			2024	\$41,400	1		
	Water Heater								
	Gas Fired	100%			2017	\$4,000	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$11,000	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2019	\$11,000	4	\$1,600	
	Fixtures								
	Generic	100%							

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : WEBSTER BRANCH LIBRARY  
**Address** : 1465 YORK AVE. @ EAST 78TH ST.  
**Borough** : MANHATTAN **Agency's Number** : W03  
**Program / Asset #** : NPL0W03.000 / 13377 **Yr Built/Renovated** : 1906 / 2002  
**Area Sq Ft** : 11,801 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 20-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,p  
**Block** : 1472 **Lot** : 28 **BIN** : 1045991

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$162,600	
Mechanical		\$112,900
<b>Total</b>	<b>\$162,600</b>	<b>\$112,900</b>
Importance Code A	\$162,600	
Importance Code B		\$112,900
<b>Total</b>	<b>\$162,600</b>	<b>\$112,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$59,500			
Interior Architecture	\$83,300		\$300	
Electrical	\$300	\$200	\$12,500	\$400
Mechanical	\$1,100	\$1,200	\$2,900	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$148,100</b>	<b>\$5,300</b>	<b>\$19,700</b>	<b>\$6,700</b>
Importance Code A	\$60,100	\$600	\$600	\$600
Importance Code B	\$47,100	\$4,800	\$19,100	\$6,100
Importance Code C	\$40,900			
<b>Total</b>	<b>\$148,100</b>	<b>\$5,300</b>	<b>\$19,700</b>	<b>\$6,700</b>



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$25,800	
Masonry: Granite	5%	0-2	\$23,300	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%			LIFE	**	5	\$7,500	
Metal Panel	5%	0-2	\$1,400	2044	**	5	\$3,700	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	100%	0-2	\$162,600	2049	**	5	\$29,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : 4th Floor Apartment								
Hardware Missing, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$2,000	
Masonry: Brick	85%			LIFE	**	5	\$1,500	
Roof								
Roll Roofing	95%	2-4	\$5,200	2023	\$26,200	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$29,600	2044	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,500	
Mosaic Tile	2%			2029	**	5	\$700	
Marble Panels	3%			LIFE	**	5	\$300	
Terrazzo	5%			LIFE	**	5	\$500	
Wood	75%	4+	\$33,800	2052	**	5	\$9,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2027	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Masonry: Brick	5%	4+	\$5,600	LIFE	**			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	15%	Now	\$34,500	LIFE	**	5	\$1,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%								
Location : 4th Floor Apartment								
Plaster	70%			LIFE	**	5	\$6,100	

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**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Ceilings

## Plaster

100% 0-2 \$8,600 LIFE \* \* 5 \$8,300  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2044 \* \* 5 \$100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2044 \* \* 5 \$100

## Raceway

## Conduit

100% 2044 \* \* 1

## Panelboards

## Fused Disc Sw

5% 2040 \* \* 5

## Molded Case Bkrs

95% 2040 \* \* 5 \$300

## Wiring

## Thermoplastic

100% 2044 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2037 \* \* 5 \$100

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$200  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

100% 2029 \* \* 10 \$10,800  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-5 Lamps*

## Egress Lighting

## Emergency, Battery

50% 2029 \* \* 10 \$1,400

## Exit, Service

50% 2029 \* \* 1

## Exterior Lighting

## HID

100% 2029 \* \* 10

## Alarm

## Fire/Smoke Detection

## No Component

70%

## Generic

30% 2029 \* \* 1-3 \$2,200

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	* *	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement Boiler Room						
		Explanation : 1 Unit						
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$600	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	75%			2022	\$112,900	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 75%						
		Location : 4th Floor						
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	\$4,900	
No Component	25%							
Exhaust Fans								
Interior	75%			2024	\$9,700	2	\$300	
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2023	\$2,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Backflow Preventer								
Generic	100%			2019	\$1,100	1	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : B, 1, 2, 3						
		Explanation : 1 Unit						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : WEST FARMS BRANCH LIBRARY  
**Address** : 2085 HONEYWELL AVE. NEAR E. 180 ST.  
**Borough** : BRONX **Agency's Number** : W04  
**Program / Asset #** : NPL0W04.000 / 13378 **Yr Built/Renovated** : 1954 / 1996  
**Area Sq Ft** : 15,591 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 18-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3123 **Lot** : 61 **BIN** : 2013151

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$65,900	
Electrical		\$495,800	
Mechanical		\$307,700	\$142,300
<b>Total</b>		<b>\$869,500</b>	<b>\$142,300</b>
Importance Code A		\$65,900	
Importance Code B		\$803,500	\$142,300
<b>Total</b>		<b>\$869,500</b>	<b>\$142,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,000		\$14,500	
Interior Architecture	\$10,300	\$500		\$271,800
Electrical	\$26,900	\$4,500	\$20,600	
Mechanical	\$8,500	\$4,000	\$3,200	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$54,800</b>	<b>\$12,900</b>	<b>\$42,200</b>	<b>\$280,600</b>
Importance Code A	\$5,800	\$800	\$15,300	\$800
Importance Code B	\$49,000	\$12,200	\$26,900	\$279,800
Importance Code C				
<b>Total</b>	<b>\$54,800</b>	<b>\$12,900</b>	<b>\$42,200</b>	<b>\$280,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	\$34,200	
Masonry: Brick	80%			LIFE	* *	5	\$27,300	
Windows								
Aluminum	100%	Now	\$5,000	2027	* *	5	\$3,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	15%			LIFE	* *	5	\$5,300	
Masonry: Brick	80%			LIFE	* *	5	\$2,700	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Roof								
Built-Up (BUR)	100%			2019	\$65,900	10	\$14,500	
<b>Interior</b>								
Floors								
Carpet	80%			2020	\$261,500	3	\$41,300	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	15%			2027	* *	3	\$1,500	
Interior Walls								
Gypsum Board	80%			LIFE	* *	5	\$1,900	
Plaster	20%			LIFE	* *	5	\$200	
Ceilings								
AcousTileSusp.Lay-In	80%			2036	* *	5	\$18,300	
Gypsum Board	20%			LIFE	* *	5	\$5,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2029	* *	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	* *	5	\$100	
Raceway								
Conduit	50%			2029	* *	1		
Conduit	50%			2019	\$15,500	1		
Panelboards								
Molded Case Bkrs	70%			2027	* *	5	\$300	
Molded Case Bkrs	30%			2018	\$4,400	5	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	25%	2-4	\$6,900	2044	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	75%			2029	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	97%			2017	\$495,800	10	\$13,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	3%			2017	\$6,000	10		
Egress Lighting								
Emergency, Service	50%			2019	\$3,800	1		
Exit, Service	50%			2019	\$1,100	1		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$7,700	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$800	
Terminal Devices								
Air Handler	60%			2024	\$50,000	1	\$5,800	
Convactor/Radiator	40%			2032	* *	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2020	\$307,700	2	\$1,000	
Heat Rejection								
Remote Air Cond	100%			2024	\$92,300	2	\$10,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2024	\$12,300	2	\$500	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2017	\$3,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Sewer Line To Street								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,000	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : WESTCHESTER SQUARE BRANCH LIBRARY  
**Address** : 2521 GLEBE AVENUE NEAR OVERING ST.  
**Borough** : BRONX **Agency's Number** : W06  
**Program / Asset #** : NPL0W06.000 / 13380 **Yr Built/Renovated** : 1955 / 2006  
**Area Sq Ft** : 13,026 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 07-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$124,300	\$52,300
Interior Architecture	\$191,800	
Electrical	\$414,200	
Mechanical	\$29,800	\$29,800
<b>Total</b>	<b>\$760,200</b>	<b>\$82,100</b>
Importance Code A	\$124,300	\$52,300
Importance Code B	\$635,900	\$29,800
<b>Total</b>	<b>\$760,200</b>	<b>\$82,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,800			
Interior Architecture	\$200			\$2,200
Electrical	\$44,100	\$12,000	\$21,900	
Mechanical	\$6,200	\$1,400	\$30,300	\$1,400
<b>Total</b>	<b>\$62,300</b>	<b>\$13,400</b>	<b>\$52,200</b>	<b>\$3,600</b>
Importance Code A	\$12,400	\$600	\$800	\$600
Importance Code B	\$49,900	\$12,800	\$51,400	\$3,000
Importance Code C				
<b>Total</b>	<b>\$62,300</b>	<b>\$13,400</b>	<b>\$52,200</b>	<b>\$3,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Exterior

## Exterior Walls

Masonry: Brick	100%			LIFE	* *	5	\$21,200	
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## Windows

Aluminum	100%	Now	\$124,300	2044	* *	5	\$1,500	
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*Deteriorated Finish, Extent : Moderate, Area Affected : 45%*

*Location : Throughout*

*Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Caulking Deteriorated, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 45%*

*Location : Throughout*

## Parapets

Masonry: Brick	45%			LIFE	* *	5	\$1,400	
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Masonry: Brick	50%	Now	\$9,200	LIFE	* *	5	\$1,600	
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*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

Masonry: Limestone	5%			LIFE	* *	5	\$200	
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## Roof

Built-Up (BUR)	100%	Now	\$2,600	2024	\$52,300			
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*Ponding, Extent : Light, Area Affected : 10%*

*Location : Center Of Roof*

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Center Of Roof*

## Interior

## Floors

Terrazzo	5%			LIFE	* *	5	\$700	
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Vinyl Tile	95%	Now	\$44,300	2019	\$147,600	3	\$6,600	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 40%*

*Location : Throughout*

## Interior Walls

Glazed Ceramic Panel	5%			LIFE	* *			
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Plaster	95%			LIFE	* *	5	\$4,400	
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## Ceilings

Metal Panel	95%			LIFE	* *	5	\$21,900	
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Plaster	5%	Now	\$200	LIFE	* *	5	\$600	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%*

*Location : Bulkhead*

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2029	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	70%			2019	\$21,700	1		
Conduit	30%			2029	* *	1		
Panelboards								
Molded Case Bkrs	80%			2018	\$11,900	5	\$300	
Molded Case Bkrs	20%			2027	* *	5	\$100	
Wiring								
Thermoplastic	100%			2029	* *	1		
Motor Controllers								
Locally Mounted	90%			2017	\$26,900	5	\$100	
Locally Mounted	10%			2024	\$3,000	5		
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2017	\$363,000	10	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	3%			2017	\$5,100	10		
Incandescent	12%			2017	\$51,200	2		
Egress Lighting								
Exit, Service	100%			2017	\$1,800	1		
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2024	\$29,000	1	\$6,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water For Heat Is Supplied By Adjacent Health Center</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
Terminal Devices								
Air Handler	50%			2024	\$34,800	1	\$4,000	
Convactor/Radiator	50%			2032	* *	1	\$2,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	50%			2024	\$29,800	2	\$400	
	Ext Pkg Unit - Cooling	50%			2019	\$29,800	2	\$400	
	Heat Rejection								
	Air Condenser Unit	100%			2019	\$25,800	2	\$9,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
	Exhaust Fans								
	Roof	100%			2024	\$10,300	2	\$400	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2017	\$3,000	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : WOODSTOCK BRANCH LIBRARY  
**Address** : 761 EAST 160TH ST. NEAR FOREST AVE.  
**Borough** : BRONX **Agency's Number** : W07  
**Program / Asset #** : NPL0W07.000 / 13381 **Yr Built/Renovated** : 1914 / 1985  
**Area Sq Ft** : 16,524 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 15-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2657 **Lot** : 30 **BIN** : 2004700

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$907,900	\$36,000
Interior Architecture		\$222,500	
Electrical		\$530,900	
Mechanical		\$155,300	\$221,500
<b>Total</b>		<b>\$1,816,600</b>	<b>\$257,600</b>
Importance Code A		\$907,900	\$36,000
Importance Code B		\$838,900	\$221,500
Importance Code C		\$69,800	
<b>Total</b>		<b>\$1,816,600</b>	<b>\$257,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$65,900			
Interior Architecture	\$122,900	\$1,800		\$5,100
Electrical	\$67,800	\$14,300	\$63,400	
Mechanical	\$49,900	\$4,500	\$17,100	\$4,500
<b>Total</b>	<b>\$306,500</b>	<b>\$20,600</b>	<b>\$80,500</b>	<b>\$9,700</b>
Importance Code A	\$66,700	\$800	\$2,500	\$800
Importance Code B	\$239,800	\$18,600	\$78,000	\$8,900
Importance Code C		\$1,200		
<b>Total</b>	<b>\$306,500</b>	<b>\$20,600</b>	<b>\$80,500</b>	<b>\$9,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$538,900	LIFE	* *	5	\$36,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : East Facade,West Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
	Location : East Facade,West Facade							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Custodian Apartment Windows							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : East Facade,West Facade							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : East Facade,West Facade							
	Explanation : Protection Fabric Has Been Installed.							
Masonry: Granite	5%			LIFE	* *	5	\$2,100	
Masonry: Limestone	30%	Now	\$180,100	LIFE	* *	5	\$12,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : South Facade							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Explanation : Sidewalk Shed In Use							
Windows								
Aluminum	15%	Now	\$24,600	2044	* *	5	\$300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 65%							
	Location : Vacant Custodian Aprtment							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Vacant Custodian Apartment							
Aluminum	30%	Now	\$4,900	2035	* *	5	\$600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : North Wall							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : North Wall							
Steel	5%	Now	\$10,200	2044	* *	5	\$1,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
Wood	50%			2027	* *	5	\$19,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$108,500	LIFE	* *	5	\$1,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : East Facade,West Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : East Facade,West Facade							
	Explanation : Protection Fabric Has Been Installed							
Masonry: Limestone	20%	Now	\$5,200	LIFE	* *	5	\$600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Coping And South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Masonry: Sandstone	5%	Now	\$11,100	LIFE	* *	5	\$200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Coping At East, West And North Parapets							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Coping At East, West And North Parapets							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Coping At North Parapets							
	Explanation : This Material Is Actually Bluestone							
Roof								
Modified Bitumen	100%	Now	\$80,300	2029	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over Third And First Floors							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Over Third And First Floors							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Third And First Floors							

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	2-4	\$94,500	2021	\$94,500	3	\$11,200	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : First Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : First Floor								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2028	**	5	\$1,200	
Vinyl Tile	45%	Now	\$94,400	2029	**	3	\$4,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement, Second And Third Floors								
Loose Units, Extent : Moderate, Area Affected : 50%								
Location : Basement, Second And Third Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Basement, Second And Third Floors								
Wood	10%	Now	\$24,400	2047	**	5	\$2,300	
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Third Floor At Custodian Apartment								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Third Floor At Custodian Apartment								
Interior Walls								
Ceramic Tile	5%			2028	**	5	\$2,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Plaster	90%	Now	\$69,800	LIFE	**	5	\$13,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : First And Third Floors At Custodian Apartment								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : First And Third Floors								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Interior

## Ceilings

## Exposed Concrete

10% Now \$4,000 LIFE \* \* 5 \$400

*Paint Peeling, Extent : Moderate, Area Affected : 25%*

*Location : Basement*

*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*

*Location : Basement*

## Plaster

90% Now \$58,300 LIFE \* \* 5 \$14,000

*Broken/Missing Elements, Extent : Severe, Area Affected : 2%*

*Location : Second Floor*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : First And Third Floors*

*Paint Peeling, Extent : Severe, Area Affected : 50%*

*Location : Second And Third Floors*

*Staining/Discoloring, Extent : Severe, Area Affected : 50%*

*Location : Second And Third Floors*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : First And Third Floors*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100% 2019 \$1,500 5 \$400

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Ratings.*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2019 \$32,000 5 \$400

## Raceway

## Conduit

95% 2019 \$29,500 1

## Conduit

5% 2039 \* \* 1

## Panelboards

## Molded Case Bkrs

95% 2018 \$14,100 5 \$400

## Molded Case Bkrs

5% 2035 \* \* 5

## Wiring

## Braided Cloth

95% 2-4 \$26,100 2044 \* \* 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

## Thermoplastic

5% 2039 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2017 \$29,900 5 \$100

## Ground

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**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe.</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2017	\$325,000	10	\$9,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	2%			2027	* *	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	18%	0-2	\$97,500	2029	* *			
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 2nd Floor, 3 Floor</i>								
Fluorescent	20%	Now	\$108,300	2029	* *			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And 3rd Floor</i>								
Egress Lighting								
Exit, Service	100%			2017	\$2,300	1		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$8,200	
Distribution								
Hot Wtr Piping/Pump	100%			2027	* *	4	\$800	
Terminal Devices								
Air Handler	20%			2017	\$17,700	1	\$2,000	
Convactor/Radiator	80%			2024	\$123,700	1	\$4,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2019	\$55,600	1	\$7,700	
Terminal Devices								
Direct Expansion	100%			2019	\$50,800	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	100%			2024	\$97,800	2	\$11,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	
	Exhaust Fans								
	Roof	100%	Now	\$2,600	2019	\$13,000	2	\$400	
	Broken, Extent : Severe, Area Affected : 20%								
	Location : Both Roof Fans - Replace Motors,Belts And Enclosure Covers								
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2017	\$48,900	1		
	Corroded, Extent : Severe, Area Affected : 5%								
	Location : Cold Water Service Valves, Strainer And Check Valve Are Corroded								
	Water Heater								
	Gas Fired	100%			2017	\$3,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$11,000	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2017	\$11,000	4	\$2,500	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2024	\$200	1	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Boiler Only								
Fixtures									
	Generic	100%							

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Print Date : 23-Oct-2015

**NEW YORK PUBLIC LIBRARY - FY 2016**

**Asset Name** : YORKVILLE BRANCH LIBRARY  
**Address** : 222 EAST 79TH ST. @THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : Y01  
**Program / Asset #** : NPL0Y01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013  
**Area Sq Ft** : 13,112 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 20-Jun-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$428,300	
Interior Architecture		\$74,700	\$27,100
Electrical		\$288,600	
Mechanical			\$36,200
<b>Total</b>		<b>\$791,700</b>	<b>\$63,300</b>
Importance Code A		\$428,300	
Importance Code B		\$324,800	\$63,300
Importance Code C		\$38,600	
<b>Total</b>		<b>\$791,700</b>	<b>\$63,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$10,800		\$9,100	
Interior Architecture	\$76,800	\$400	\$600	\$6,400
Electrical	\$31,400	\$100	\$22,500	
Mechanical	\$1,600	\$3,100	\$2,000	\$3,400
<b>Total</b>	<b>\$120,700</b>	<b>\$3,600</b>	<b>\$34,300</b>	<b>\$9,800</b>
Importance Code A	\$10,800		\$9,200	
Importance Code B	\$106,500	\$3,600	\$25,100	\$9,800
Importance Code C	\$3,300			
<b>Total</b>	<b>\$120,700</b>	<b>\$3,600</b>	<b>\$34,300</b>	<b>\$9,800</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$96,800	LIFE	* *	5	\$29,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : West And South Facades							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	25%	0-2	\$129,700	LIFE	* *	5	\$7,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Windows								
Steel	15%	0-2	\$39,700	2049	* *	5	\$4,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : South And West Facades							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : South And West Facades							
Wood	85%	0-2	\$162,100	2049	* *	5	\$19,900	
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	0-2	\$9,400	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%	2-4	\$1,400	LIFE	* *	5	\$200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	100%			2029	* *	10	\$9,100	

## Interior

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%	2-4	\$48,800	2023	\$162,800	3	\$17,700	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Cast in Place Concrete	5%	0-2	\$600	LIFE	* *	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	15%			2024	\$27,100	3	\$1,100	
Vinyl Tile	10%	Now	\$18,100	2034	* *	3	\$700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : 3rd And 4th Floors							
	Loose Units, Extent : Severe, Area Affected : 50%							
	Location : Third Floor							
Vinyl Tile	10%	2-4	\$18,100	2034	* *	3	\$700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Gypsum Board	20%	2-4	\$3,300	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	60%			LIFE	* *	5	\$6,700	
Plaster	20%	Now	\$38,600	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
	Location : Third Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
	Location : Third Floor							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Third Floor							
Ceilings								
AcousTileConcealSpLn	5%			2029	* *	5	\$1,200	
Exposed Concrete	5%	0-2	\$1,700	LIFE	* *	5	\$200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	70%			LIFE	* *	5	\$8,600	
Plaster	20%	Now	\$22,300	LIFE	* *	5	\$2,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : 3rd And 4th Floors							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : 3rd And 4th Floors							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : 3rd And 4th Floors							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$1,600	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amps Main Disconnect Switch							
Raceway									
	Conduit	80%			2024	\$27,200	1		
	Conduit	20%			2034	* *	1		
Panelboards									
	Fused Disc Sw	5%			2023	\$800	5		
	Molded Case Bkrs	75%			2023	\$12,100	5	\$300	
	Molded Case Bkrs	20%			2032	* *	5	\$100	
Wiring									
	Braided Cloth	70%	2-4	\$21,000	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2034	* *	1		
Motor Controllers									
	Locally Mounted	100%			2022	\$32,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	* *	10	\$6,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st, 2nd Floors Reading Area							
		Explanation : T-5 Lamps							
	Fluorescent	35%			2019	\$164,500	10	\$4,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st, 2nd Floors Library Staff Offices							
		Explanation : T-12 Lamps							
	Incandescent	15%			2019	\$70,500	2		
Egress Lighting									
	Emergency, Battery	50%			2019	\$9,600	10	\$1,600	
	Exit, Service	50%			2019	\$1,000	1		
Exterior Lighting									
	HID	100%			2019	\$53,600	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Under Construction	100%							
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Basement						
		Explanation : Replacement						
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$600	
Terminal Devices								
Air Handler	40%			2024	\$30,600	1	\$3,200	
Convactor/Radiator	60%			2029	* *	1	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2024	\$36,200	1	\$4,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 75%						
		Location : 3rd Floor						
		Other Observation, Extent : Moderate, Area Affected : 70%						
		Location : 1st And 2nd Floors						
		Explanation : Not Enough Cooling						
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2024	\$33,900	1	\$6,100	
No Component	25%							
Heat Rejection								
Air Condenser Unit	75%			2024	\$16,000	2	\$6,900	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$2,900	
No Component	60%							
Exhaust Fans								
Interior	40%			2024	\$6,300	2	\$200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$3,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							

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