Print Date: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : BROOKLYN CENTRAL LIBRARY

Address : 1 GRAND ARMY PLAZA @ FLATBUSH AVE. & EASTERN PKWY.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 350,000 Project Type : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Jul-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5

Block : 1183 Lot : 2 BIN : 3029665

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,469,800	\$1,101,100
Interior Architecture	\$721,700	\$477,200
Electrical	\$240,200	\$2,363,500
Mechanical	\$1,544,000	\$2,896,400
Total	\$3,975,800	\$6,838,300
Priority A	\$1,469,800	\$1,101,100
Priority B	\$1,873,300	\$5,555,200
Priority C	\$632,700	\$182,000
Total	\$3.975.800	\$6,838,300

Total	\$289,700	\$176,900	\$254,200	\$250,600
Priority C	\$78,300	\$7,500		\$79,600
Priority B	\$208,600	\$169,500	\$239,200	\$169,100
Priority A	\$2,800		\$15,000	\$2,000
Total	\$289,700	\$176,900	\$254,200	\$250,600
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
Mechanical	\$133,500	\$119,300	\$176,300	\$110,800
Electrical	\$8,900	\$8,900	\$21,600	\$17,100
Interior Architecture	\$103,200	\$7,500		\$79,600
Exterior Architecture	\$2,800		\$15,000	\$2,000
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Architecture		Current F	Repair	Futur	e Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycl		Priority Code
Exterior	•							
Exterior Walls								
Bronze/Brass	2%			LIFE		*		A
Masonry: Brick	5%			LIFE		* 5	\$8,800	A
Masonry: Granite			\$55,100 l, Extent : Light, A out	LIFE rea Affec		* 5	\$6,600	A
Masonry: Limestone		0-2 r Miss/Eroc n : Through	\$252,500 l, Extent : Light, About	LIFE rea Affec		* 5	\$82,200	A
Metal Panel	5%			2049	*	* 5-10	\$60,800	A
			Extent : Light, Are cony Conference R		ed : 100%			
Metal Coiling Doors	2%			2028	*	* 5	\$11,100	A
Pre-Cast Concrete	10%	4+	\$61,600	LIFE	*	* 5	\$57,500	A
Stucco Cement	Location 9% Other Obs	Now Servation, E 1: At Overh	Extent: Moderate cade Between Pop \$48,600 Extent: Light, Area lead Doors Facing oded Steel Lintels	ular Lib 2036 Affected	rary And Langu * !: 25%	ages * 5	\$19,900	A
Windows	Елриини	non . Corre	dea Steet Linters					
Aluminum	10%			2039	*	* 5	\$4,000	A
Aluminum	5%			2045	*	* 5	\$2,000	A
	Recent Co		Extent : Light, Are cony Conference R		ed : 100%		7-,000	
Bronze/Brass			\$218,800 Extent : Moderate, A out	2031 Area Affe		* 5	\$74,300	A
Glass Block	Location Other Obs Location	r Miss/Eroon: South Fa Servation, E Sersith Fa	\$62,500 l, Extent : Moderat cade Facing Secon xtent : Severe, Are cade Facing Secon oded Steel Support	d Floor . a Affecte	Affected : 50% Roof ed : 50%	* 5	\$2,500	A
Steel	Location Deteriora Location Thermally	n/Rusting, E n: Stairs, So ted Finish, n: Stairs, So Inefficient,	\$327,400 Extent: Moderate, A ections Of South Fore Extent: Moderate, ections Of South Fore Extent: Moderate ections Of South Fore ections Of South Fore	acades Area Afj acade e, Area A	ected : 15% fected : 50%	* 5	\$37,200	A

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.

Asset #: 2136

Architecture	Current Re	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets	250/		LIEE	* *	_	¢5 400	
Masonry: Brick	25%		LIFE	* *	5	\$5,400	A
Masonry: Limestone Stucco Cement	65% 10%		LIFE 2036	* *	5 5	\$17,800 \$5,600	A A
Roof	10%		2030		3	\$3,000	A
Asphalt Macadam	15% Recent Repair Evident Location : Parking A	_	2028 rea Affec	* * ted : 25%	5	\$19,000	A
Modified Bitumen	73% Now Blisters, Extent: Mode Location: Over Thir Seams Open/Split, Ext Location: Over Thir	d Floor Roof ent : Moderate, A		\$850,000 red: 20%			A
Plaza Roof: Stone Panel	Other Observation, Ex	tent : Moderate, 1	2049 Area Affe	* * cted : 100%			A
	Location : At Plaza Explanation : Recent	t Panlagament Eu	dont				
Skylight, Metal/Glass	2% Now Corrosion/Rusting, Ex Location: At Third I Glazing Broken/Crack	\$59,100 tent : Moderate, A Floor Roof Over A	2033 Area Affeo rt And M	usic Areas			A
	Location : At Third						
nterior Floors							
Carpet	15% Recent Installation, Ex Location : New Audi		2022 Affected	\$1,003,600 : 10%	3	\$149,200	C
Cast in Place Concrete	7%		LIFE	* *	5	\$76,100	С
Ceramic Tile	3%		2032	* *	5	\$14,900	C
Terrazzo	5%		LIFE	* *	5	\$19,400	C
Terrazzo	2% Recent Installation, Ex Location : Auditoriu		LIFE Affected	* *	5	\$7,800	С
Vinyl Tile	33% 2-4 Adhesion Failure, Ext. Location: Language Cracking/Crumbling, Location: Language Loose Units, Extent: I Location: Language	Literature, Socia Extent : Moderate Literature, Socia Moderate, Area Aj	l Science, , Area Af, l Science, fected : 2	Book Storage Ar fected : 25% Book Storage Ar 0%	eas	\$61,500	С
Vinyl Tile Vinyl Tile	30% 5% Recent Installation, Ex Location: New Balc	_		* * * * : 100%	3	\$74,600 \$12,400	C C

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.

Asset #: 2136

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			C
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,300	C
Glass: Single Pane	5%			LIFE	* *	5	\$9,900	C
Gypsum Board	20%			LIFE	* *	5	\$31,800	C
			Extent : Light, Area					
	Location	n : New Auc	litorium And Balco	ny Confe	erence Room			
Masonry: Brick	5%			LIFE	* *			С
Marble Panels	2%	Now	\$44,500	LIFE	* *			C
			ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		n : At Audite						
			Extent: Moderate	, Area A	ffected : 10%			
	Location	n : At Audite	orium Exit					
Plaster	43%	Now	\$19,200	LIFE	* *	5	\$34,100	С
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 5%			
	Location	n : Balcony	Corridor Facing L	obby				
Wood	10%			LIFE	* *	5	\$105,800	С
	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 10%		, ,	
	Location	n : New Auc	litorium					
Ceilings								
AcousTileConcealSpLn	15%			2036	* *	5	\$93,200	В
AcousTileConcealSpLn	20%	0-2	\$42,400	2028	* *	5	\$62,200	В
1	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%			
	Location	n : Through	out					
AcousTileSusp.Lay-In	10%			2036	* *	5	\$49,700	В
Exposed Concrete	10%			LIFE	* *	5	\$7,800	В
Gypsum Board	5%			LIFE	* *	5	\$31,100	В
Gypsum Bourd			Extent : Light, Area		l : 100%	J	ψ31,100	D
			litorium And Balco					
Gypsum Board	10%			LIFE	* *	5	\$62,200	В
Plaster	30%			LIFE	* *	5	\$93,200	В
1 100001	3070			Lii L			Ψ/2,200	

Electrical	Current Repair	Future Replacement	M	laintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	50%	2049 *:	* 5	\$4,600	В	
	Other Observation, Extent : Moderate,	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: 4000 Amps Main Disco	onnect Switch				
Molded Case Bkrs	50%	2049 *:	* 5	\$4,600	В	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Electrical Room					
	Explanation: 4000 Amps Main Disco	onnect Switch				

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

Asset #: 2136

Electrical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
nder 600 Volts							
Transformers							
Dry Type	100%		2040	* *	5	\$1,300	В
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room					
	Explanat	ion : 2 Transformers @ 500 I	Kva				
Switchgear / Switchboard							
Molded Case Bkrs	50%		2049	* *	5	\$4,600	В
Molded Case Bkrs	50%		2049	* *	5	\$4,600	В
Raceway							
Conduit	60%		2023	\$182,500	1		В
Conduit	10%		2033	* *	1		В
Conduit	30%		2049	* *	1		В
Panelboards							
Molded Case Bkrs	65%		2022	\$199,000	5	\$6,000	В
Molded Case Bkrs	30%		2045	* *	5	\$2,800	В
Molded Case Bkrs	5%		2031	* *	5	\$500	В
Wiring							
Braided Cloth	20%	2-4 \$68,800	2048	* *	1		В
	Insulation .	Aged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughout					
Thermoplastic	60%		2033	* *	1		В
Thermoplastic	20%		2049	* *	1		В
Motor Controllers	2070		2017		-		
Locally Mounted	20%		2028	* *	5	\$500	В
Locally Mounted	70%		2021	\$403,700	5	\$1,700	В
Locally Mounted	10%		2040	**	5	\$200	В
round	10/0		2040	•		Ψ200	ע
Grounding Devices							
Grounding Devices Generic	100%		LIFE	* *	5	\$5,100	В
Generic		ervation, Extent : Moderate, A		ected : 100%	3	φ3,100	ъ
		: Rasement	пси пује	.c.cu . 100/0			
		. Basemeni ion : Water Main					
i alatin a	Ехріапаі	on . water main					

Lighting

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.

Asset #: 2136

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting	6504	2022	Φ1 104 2 00	10	#100 100	ъ
Fluorescent	65%	2023	\$1,184,300	10	\$198,100	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
Fluorescent	20%	2031	* *	10	\$60,900	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: Using T-8 And T-5 Lam					
Fluorescent	5%	2018	\$91,100	10	\$15,200	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: Uisng T-12 Lamps					
HID	5%	2031	* *	10	\$500	В
HID	2%	2018	\$25,600	10	\$200	В
Incandescent	3%	2018	\$54,700	2	\$200	В
Egress Lighting						
Emergency, Service	40%	2023	\$20,400	1		В
Emergency, Service	10%	2031	* *	1		В
Exit, LED	10%	2058	* *	1		В
Exit, Service	40%	2023	\$20,400	1		В
Exterior Lighting						
HID	100%	2023	\$134,900	10	\$1,100	В
Alarm						
Security System	1000					
Not Accessible	100%					D
Fire/Smoke Detection	5 00/					
No Component	70%	2020	d. d.			D
Generic	30%	2028	* *	1-3	\$66,700	<u>B</u>

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating						
Energy Source						
Interruptible Gas/Dual	100%	2043	* *	1		В
Fuel						
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Basement					
	Explanation: One Tank Of 15,000 G	allons				
Conversion Equipment						
Steam Boiler	100%	2040	* *	1	\$329,000	В
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement					
	Explanation: 3 Boilers					

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.

Asset #: 2136

I Component	Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
Distribution Steam Piping/Pump 100% 2033 ** 4 \$24,600 B Terminal Devices Air Handler 60% 2018 \$1,132,900 1 \$123,300 B Convector/Radiator 40% 2028 ** 1 \$42,900 B Air Conditioning Energy Source Electricity 30% 2031 ** 1 \$42,900 B Steam/HW System 70% 2033 ** 1 B B Steam/HW System 70% 2033 ** 1 \$131,000 B Compression Equipment Reciprocating 85% 2031 ** 1 \$131,000 B Compr/Chiller F1-34a Refrigerant, Extent: Light, Area Affected: 100% Location: Chillers Penthouse Location: Various Locations Explanation: Split Systems Distribution Chilled Wir Pipe/Pump 100% 2033 ** 4 \$24,600 B Ext Pkg Unit - Cooling Terminal Devices Air Handler/Cool/Ht 100% 2023 \$1,487,400 1 \$205,400 B Explanation: Split Systems Explanation: Split Systems Location Life 8854,400 2 \$227,400 B Explanation Distribution Distribution Life 8854,400 2 \$227,400 B Explanation Distribution Distribution	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Steam Piping/Pump	Heating	•							•
Terminal Devices	Distribution								
Air Handler 60% 2018 \$1,132,900 1 \$123,300 B Convector/Radiator 40% 2028 ** 1 \$42,900 B Atr Conditioning Energy Source Electricity 30% 2031 ** 1 B B Steam/HW System 70% 2033 ** 1 S131,000 B Conversion Equipment Reciprocating 85% 2031 ** 1 S131,000 B Compr/Chiller R-134a Refrigerant, Extent: Light, Area Affected: 100% Light Location: Chillers Penthouse Location: Chillers Penthouse Location: Various Locations Explanation: Split Systems Location: Various Location Split Systems Light, Area Affected: 15% Location: Various Locations Split Systems Light, Area Affected: 15% Location: Various Locations Split Systems Light, Area Affected: 15% Location: Various Locations Split Systems Location: Various Location: Various Location: Various Location: Various Location: Split Systems Location: Various Location: Various Location: Various Location: Various Location: Various Location: Various Location: Various Location: Various Location: Various Location: Various Vario		100%			2033	* *	4	\$24,600	В
Convector/Radiator 40% 2028 ** 1 \$42,900 B									
Air Conditioning Energy Source									
Energy Source Electricity 3.0% 2.031 ** 1 B Steam/HW System 70% 2.033 ** 1 B Steam/HW System 70% 2.033 ** 1 B Steam/HW System 70% 2.031 ** 1 \$131,000 B Conversion Equipment Reciprocating 8.5% 2.031 ** 1 \$131,000 B Compr/Chiller R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers Penthouse Location : Chillers Penthouse Location : Various Locations Location : Various Location Location : Various Location Location : Various Location : Var		40%			2028	* *	1	\$42,900	В
Electricity 30% 2031 ** 1									
Steam/HW System 70% 2033 ** 1		200/			2021	ماد ماد			ъ
Conversion Equipment Reciprocating Compt/Chiller Reciprocating Compt/Chiller R-134a Refrigerant, Extent: Light, Area Affected: 100% LIFE R-1 R-134a Refrigerant, Extent: Light, Area Affected: 100% R-134a Refrigerant, Extent: Light, Area Affected: 100% R-134a Refrigerant, Extent: Light, Area Affected: 15% Location: Chillers Penthouse Location: Various Locations Explanation: Split Systems Location: Various Locations Location: Various Location: Vario	•								
Reciprocating R-134a Refrigerant, Extent: Light, Area Affected: 100% Location: Chillers Penthouse I5% Location: Chillers Penthouse I5% Location: Chillers Penthouse I5% Location: Water Observation, Extent: Light, Area Affected: 15% Location: Various Locations Explanation: Split Systems Support Observation Split Systems Split Sy		/0%			2033	* *	1		В
Ext Pkg Unit - Cooling	Reciprocating	85%			2031	* *	1	\$131,000	В
Other Observation, Extent : Light, Area Affected : 15% Location : Various Locations Explanation : Various Locations Explanation : Various Locations Explanation : Various Locations					ı Affected	l : 100%			
Other Observation, Extent : Light, Area Affected : 15% Location : Various Locations Explanation : Various Locations Explanation : Various Locations Explanation : Various Locations	Ext Pkg Unit - Cooling	15%			2023	\$242,500	2	\$3,100	В
Distribution Chilled Wtr Pipe/Pump 100% 2033 ** 4 \$24,600 B Terminal Devices Air Handler/Cool/Ht 100% 2023 \$1,487,400 1 \$205,400 B Heat Rejection Air Condenser Unit 15% 2023 \$104,900 2 \$34,700 B Water Cool Tower 85% Now \$17,100 2024 \$854,400 2 \$227,400 B Water Cool Tower Leak Evident, Extent: Severe, Area Affected: 25% Location: One Of The Cooling Towers	c c	Location	: Various	Locations	Affected	: 15%		. ,	
Terminal Devices	Distribution	-		-					
Air Handler/Cool/Ht 100% 2023 \$1,487,400 1 \$205,400 B	Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$24,600	В
Heat Rejection	Terminal Devices								
Air Condenser Unit 15% 2023 \$104,900 2 \$34,700 B Water Cool Tower 85% Now \$17,100 2024 \$854,400 2 \$227,400 B Leak Evident, Extent: Severe, Area Affected: 25% Location: One Of The Cooling Towers		100%			2023	\$1,487,400	1	\$205,400	В
Water Cool Tower 85% Now \$17,100 2024 \$854,400 2 \$227,400 B									
Leak Evident, Extent: Severe, Area Affected: 25% Location: One Of The Cooling Towers				*					
Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$185,300 B	Water Cool Tower	Leak Evide	ent, Extent	: Severe, Area Affe	cted : 25		2	\$227,400	В
Ductwork/Diffusers 100% LIFE ** 2-5 \$185,300 B	Ventilation								
Exhaust Fans 95% Now \$18,400 2018 \$367,700 2 \$7,700 B									
Interior		100%			LIFE	* *	2-5	\$185,300	В
Plumbing H/C Water Piping Galv Iron/Steel 100% 2028 ** 1 B Water Heater Gas Fired 100% 2021 \$81,500 2 \$4,800 B Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s) LIFE ** 1 B		Noisy/Vibr	ating, Exte	ent : Moderate, Are			2	\$7,700	В
Plumbing H/C Water Piping Galv Iron/Steel 100% 2028 ** 1 B Water Heater Gas Fired 100% 2021 \$81,500 2 \$4,800 B Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s) LIFE ** 1 B	Roof	5%			2023	\$13,900	2	\$500	В
H/C Water Piping Galv Iron/Steel 100% 2028 ** 1 B Water Heater Sas Fired 100% 2021 \$81,500 2 \$4,800 B Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s) LIFE ** 1 B		- , 0				, , - 30		+- 30	<u> </u>
Galv Iron/Steel 100% 2028 ** 1 B Water Heater Gas Fired 100% 2021 \$81,500 2 \$4,800 B Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s) LIFE ** 1 B	•								
Gas Fired 100% 2021 \$81,500 2 \$4,800 B Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s) B B B B		100%			2028	* *	1		В
Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s)	Water Heater								
Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron LIFE ** 1 B Sump Pump(s) LIFE ** 1 B	Gas Fired	100%			2021	\$81,500	2	\$4,800	В
Storm Drain Piping Cast Iron 100% LIFE * * 1 B									
Cast Iron 100% LIFE * * 1 B Sump Pump(s)		100%			LIFE	* *	1		В
Sump Pump(s)									
		100%			LIFE	* *	1		В
Rigid Piping 100% 2023 \$11,700 4 \$1,600 B									
	Rigid Piping	100%			2023	\$11,700	4	\$1,600	В

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

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Mechanical	Current Repair	Future Re	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sewage Ejector(s)						
Compressed Air	100%	2023	\$30,100	4	\$1,600	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	ıt, Area Affected : 100	0%			
	Location: Various Locations					
	Explanation : Seven Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	ıt, Area Affected : 100	0%			
	Location: 1-2					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$173,700	В
Sprinkler						
No Component	60%					D
Generic	40%	2043	* *	1-2	\$37,200	В

Print Date: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : BROOKLYN HEIGHTS / BUSINESS & CAREER LIBRARY

Address : 280 CADMAN PLAZA WEST @ TILLERY ST.

Borough : BROOKLYN Agency's Number : 50

Area Sq Ft : 52,545 Project Type : BROOKLYN PUBLIC LIBRARY

Date of Survey : 23-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2

Block : 239 Lot : 16 BIN : 3001939

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$186,800	
Interior Architecture	\$169,200	\$405,500
Electrical		\$445,600
Mechanical		\$1,551,100
Total	\$355,900	\$2,402,200
Priority A	\$186,800	
Priority B	\$92,000	\$1,996,700
Priority C	\$77,100	\$405,500
Total	\$355,900	\$2,402,200

Total	\$287,900	\$31,400	\$34,500	\$37,100
Priority C	\$71,600		\$3,700	\$6,900
Priority B	\$105,600	\$31,400	\$22,200	\$30,200
Priority A	\$110,700		\$8,500	
Total	\$287,900	\$31,400	\$34,500	\$37,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$25,800	\$22,900	\$13,400	\$21,300
Electrical	\$40,300	\$600	\$900	\$1,100
Interior Architecture	\$103,300		\$3,700	\$6,900
Exterior Architecture	\$110,700		\$8,500	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 2137

chitecture	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior	•	•				•
Exterior Walls	70/ N		de de	_	#1.400	
Masonry: Brick	5% Now \$4,200 Corrosion/Rusting, Extent: Moderate Location: Lintels At Rear Egress P Spalling, Extent: Moderate, Area Aff Location: Rooftop Bulkheads	e, Area Affe assage		5	\$1,400	A
Masonry: Limestone	62% Now \$186,800		* *	5	\$13,300	A
	Loose Units, Extent: Severe, Area Af Location: Upper Northeast Corner Staining/Discoloring, Extent: Moder Location: North And Rear Facades Vegetation Growth, Extent: Moderat Location: North And Rear Facades	Of Main Fo ate, Area Aj e, Area Affe	fected : 25%	Main Ent	rance	
Granite Panels	30%	LIFE	* *	5	\$12,900	A
Window Wall	3%	2045	* *	5	\$3,200	A
Windows Aluminum	100% Now \$16,900 Hardware Missing, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate Location: Soffit Of Window At Mai	e, Area Affe e, Area Affe	cted : 5%	5	\$2,100	A
Parapets			8			
Masonry: Brick	45% Recent Repair Evident, Extent : Light Location : Brick Cavity Wall	LIFE , Area Affec	* * rted : 45%	5-10	\$29,900	A
Masonry: Limestone	30% 0-2 \$8,800 Jnt Mortar Miss/Erod, Extent: Light, Location: Throughout Staining/Discoloring, Extent: Moder Location: Throughout Vegetation Growth, Extent: Moderat Location: Throughout	Area Affec ate, Area Aj	fected : 30%	5	\$3,700	A
Metal Rail	8%	2038	* *	5-10	\$14,000	A
Granite Panels	17%	LIFE	* *	5-10	\$19,600	A
Roof	1170	- LII L		2 10	Ψ17,000	11
Modified Bitumen	100% 2-4 \$31,200 Alligatoring, Extent: Moderate, Area Location: At All Seams And Corner Ponding, Extent: Moderate, Area Aff Location: At Bulkhead Stair And U Recent Repair Evident, Extent: Light	Affected : 2 s ected : 10% nder Coolir	g Tower			A

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.

Asset #: 2137

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•			•				•
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$81,300	C
Ceramic Tile	10%			2028	* *	5	\$7,400	C
Terrazzo	5%			LIFE	* *	5	\$5,800	C
Vinyl Tile	60%	2-4	\$36,500	2025	\$364,800	3	\$16,700	C
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 15%			
	Location	ı : Through	out 1st And 2nd Flo	oors				
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$2,600	C
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,500	C
Gypsum Board	50%			LIFE	* *	5-10	\$44,800	C
Mosaic Tile	5%		\$26,000	LIFE	* *			C
		issing Elem n : Main Sta	ents, Extent : Mod irwell	erate, Ar	ea Affected : 5%			
Wood		ted Finish,	\$8,500 Extent : Moderate, hout 1st And 2nd F		* * fected : 25%	5	\$31,600	С
Ceilings								
AcousTileSusp.Lay-In	Location Water Per	Discoloring, n : 2nd Floo netration, E	\$20,200 Extent : Moderate or, Reception, Audi xtent : Moderate, A or, Reception, Audi	torium Area Affe	-	5	\$13,000	В
Exposed Concrete	40% Cracking/	2-4 Crumbling,	\$92,000 Extent : Moderate al Cracks Thru Bed	LIFE , Area Aj	=	5 - West In	\$4,600	В
	Sub-base Paint Pee Location Patching	ement ling, Extent 1 : Through	: Moderate, Area A out Basement And t tent : Moderate, Ar	Affected . Sub Base	: 15% ement			
Gypsum Board		netration, E	\$5,400 xtent : Moderate, A out Main Stair And			5	\$13,900	В
Metal Panel			\$6,000 Light, Area Affecto or Corridor	LIFE ed:5%	* *	5	\$9,300	В

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

Under 600 Volts

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

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

Asset #: 2137

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2025	\$5,300	5	\$200	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elec						
<u> </u>	Explanation : C	ne 1200 Amps Main D	<i>isconnec</i>	et Switch			
Switchgear / Switchboard	1000/		2025	¢ < 1 400	_	¢1 400	ъ
Molded Case Bkrs	100%		2025	\$61,400	5	\$1,400	В
Raceway	9.007		2025	¢20,200	1		ъ
Conduit	80%		2025	\$29,200 * *	1		В
Conduit	20%		2035	* *	1		В
Panelboards	100/		2024	¢5 200	5	¢100	D
Fused Disc Sw Molded Case Bkrs	10%		2024 2024	\$5,200 \$31,400	5	\$100 \$800	B B
Molded Case Bkrs Molded Case Bkrs	60%			\$31,400 * *	5		
	30%		2033		5	\$400	В
Wiring	200/ 2.4	¢0 100	2050	* *	1		D
Braided Cloth	20% 2-4	\$8,100 Extent : Moderate, Are	2050		1		В
	Location : Base		а Ајјесте	za . 100%			
		meni 					
Thermoplastic	60%		2035	* *	1		В
Thermoplastic	20%		2035	* *	1		В
Motor Controllers	5 00/		2020	ate ate	_	Φ200	
Locally Mounted	50%		2030	**	5	\$200	В
Locally Mounted	50%		2023	\$16,400	5	\$200	В
round							
Grounding Devices Generic	100% 0-2	\$900	LIFE	* *	5	\$800	В
Generic		n, Extent : Moderate, A er Main			3	\$600	Б
ghting	zap animinon . C						
Interior Lighting							
Fluorescent	67%		2020	\$166,600	10	\$30,500	В
110010000110		n, Extent : Moderate, 1				ф20 , 200	-
		ughout The Building	55				
	Explanation : T	-12 Lamps					
Fluorescent	30%	1	2030	* *	10	\$13,700	В
Tuoreseent		ent : Moderate, Area Aj		100%	10	φ13,700	ь
	Location : Thro	-	geerea .	100,0			
Incandescent	3%	<u> </u>	2020	\$7,500	2		В
Egress Lighting	3 /0		2020	Ψ1,500			ע
Emergency, Service	50%		2025	\$3,500	1		В
Exit, Service	50%		2025	\$3,500	1		В
Exterior Lighting	50/0		2023	ψ3,300	1		ע
HID	100%		2020	\$18,500	10	\$200	В
ПD larm	100%		2020	\$10,500	10	\$200	Б

Alarm

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.

Asset #: 2137

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2030	* *	1	\$5,900	В
Fire/Smoke Detection							
No Component	70%						D
Generic, Analog	30%		2020	\$157,000			В

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		В
Conversion Equipment	400			****		** * ***	_
Hot Water Boiler	100%		2023	\$107,500	1	\$24,600	В
		ervation, Extent : Ligh	it, Area Affected	: 100%			
		: Sub Basement		. D - :1			
Distribution	Explanal	tion : 7 Gas Fired Sec	tional Hot Water	Botters			
	1000/		2022	* *	4	\$2.700	D
Hot Wtr Piping/Pump Terminal Devices	100%		2033	-1- Tr	4	\$3,700	В
Air Handler	90%		2025	\$231,800	1	\$27,700	В
Convector/Radiator	10%		2023	\$231,600 * *	1 1	\$1,600	В
Air Conditioning	1070		2030		1	\$1,000	ь
Energy Source							
Electricity	100%		2041	* *	1		В
Conversion Equipment	10070		2041				
Reciprocating	90%		2025	\$145,900	1	\$20,700	В
Compr/Chiller	7070		2023	Ψ1 13,700	•	Ψ20,700	D
Ext Pkg Unit - Cooling	10%		2025	\$22,100	2	\$300	В
		gerant, Extent : Light,				7200	
	-	: Throughout					
Distribution							
Chilled Wtr Pipe/Pump	100%		2035	* *	4	\$2,400	В
Terminal Devices						•	
Fan Coil - Cool/Heat	100%		2025	\$904,400	1	\$16,100	В
Heat Rejection							
Air Condenser Unit	10%		2025	\$9,500	2	\$3,500	В
Water Cool Tower	90%		2023	\$123,400	2	\$45,000	В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$43,900	В
Exhaust Fans							
Roof	100%		2025	\$38,000	2	\$1,500	В
Plumbing				-			

Plumbing

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2045	* *	1		В
Galv Iron/Steel	95%			2030	* *	1		В
Water Heater	1000/			2025	¢11 100	2	\$700	D
Gas Fired	100%	amation E	Extent : Light, Area	2025	\$11,100	2	\$700	В
		: Sub Base	=	Ајјестеи	. 100/0			
		ion : One l						
Sanitary Piping	Елріана	ion . One (<i>51</i> 111					
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			- Lii L				
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,600	4	\$2,500	В
Sewage Ejector(s)								
Electric	100%			2025	\$10,600	4	\$2,500	В
Backflow Preventer								
Generic	100%			2025	\$4,600	1	\$3,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			С
			Extent : Light, Area		: 50%			
			ement Thru Second	Floor				
		ion : One l	Unit					
Hydraulic	50%			LIFE	* *			C
			Extent : Moderate, A	Area Affe	cted : 50%			
			ru Second Floor	_	_			
	Explana	ion : One	Unit - Not Operatin	g Prope	rly			
Fire Suppression Sprinkler								
No Component	75%							D
Generic	25%			2035	* *	1-2	\$3,500	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Exterior						
	Explana	tion : No Si	amese Connection	Evident				

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

Page: 15

Print Date: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : FLATBUSH BRANCH LIBRARY

Address : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE
Borough : BROOKLYN Agency's Number : 38

Area Sq Ft : 21,790 Project Type : BROOKLYN PUBLIC LIBRARY

Date of Survey : 08-Jul-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5086 Lot : 15 BIN : 3116706

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$195,900	
Mechanical		\$211,600
Total	\$195,900	\$211,600
Priority A	\$195,900	
Priority B		\$211,600
Total	\$195,900	\$211,600

\$78,000 \$12,700 \$31,400	\$31,400	\$3,800 \$16,000 \$2,900	\$9,600 \$400
1 7	\$31,400		\$9,600
\$78,000		\$3,800	
\$122,100	\$31,400	\$22,600	\$10,000
\$3,900	\$3,900	\$3,900	\$3,900
\$8,100	\$4,500	\$11,100	\$5,100
\$700	\$22,900	\$1,000	\$600
\$31,400		\$2,900	\$400
\$78,000		\$3,800	
FY 2016	FY 2017	FY 2018	FY 2019
	\$78,000 \$31,400 \$700 \$8,100 \$3,900	\$78,000 \$31,400 \$700 \$8,100 \$3,900 \$3,900 \$3,900	\$78,000 \$3,800 \$31,400 \$2,900 \$700 \$22,900 \$1,000 \$8,100 \$4,500 \$11,100 \$3,900 \$3,900 \$3,900



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.

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls	20/ N	Φ2 (00	TIPE	* *	~	Ф200	
Glass Block	2% Now Broken/Missing Elem Location : Through		LIFE , Area A		5	\$300	A
Masonry: Brick	83% Now Cracking/Crumbling, Location: Southwe	st Exit	J		5	\$22,600	A
	Diagonal Cracks, Ex. Location: South Fa Vertical Cracks, Exte Location: Chimney	icade nt : Moderate, Ared					
Masonry: Limestone	5% Now Cracking/Crumbling, Location: Through	\$14,300 Extent : Light, Are	LIFE a Affecto	* * ed : 10%	5	\$1,000	A
Pre-Cast Concrete	10% Now Int Mortar Miss/Erod Location: Building		LIFE e, Area A	* * Affected : 25%	5	\$8,900	A
	Open Joints, Extent : Location : Building		fected : I	25%			
Windows	000/ 34	Ф22 700	2020	* *	_	Φ2.000	À
Aluminum	93% Now Broken/Missing Elem Location : Through		2038 , Area A		5	\$2,800	A
Metal Louvers	5% 2-4 Corrosion/Rusting, E Location : South Fo		2025 rea Affe	\$8,700 cted : 20%			A
	Deteriorated Finish, Location : South Fa		Area Afj	fected : 20%			
Steel	2% 2-4 Corrosion/Rusting, E Location : Through		2047 a Affecte	* * d : 30%	5	\$800	A

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets			*= 000			_	** * 00	
Cast Stone/Terra Cotta		0-2 r Miss/Eroo : Through	\$7,900 d, Extent : Light, A out	LIFE rea Affec	* * cted : 10%	5	\$2,500	A
Masonry: Brick	Location Misaligned Location Spalling, I	: Through d/Bulging, : South Fo	Extent : Moderate, icade derate, Area Affect	Area Afj	fected : 20%	5	\$5,800	A
Metal Panel	5% Seams Ope Location Caulking I	Now en/Split, Ex	\$4,800 stent : Moderate, A Joints ed, Extent : Modera			5	\$600	A
Roof								
Built-Up (BUR)	Location Vegetation	: Southeas	Extent : Moderate, 1					A
Skylight, Metal/Glass	5%			2048	* *	10	\$3,800	A
Skylight, Metal/Glass	2%			2032	* *	10	\$1,500	Α
nterior							·	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	C
Ceramic Tile	5%			2031	* *	5	\$1,500	C
Terrazzo		2-4 Crumbling, : Through	\$3,400 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$1,200	С
Vinyl Tile	75%			2027	* *	3	\$8,700	С
Vinyl Tile	Location Loose Uni	: Storage ts, Extent :	\$25,200 Extent : Moderate Room In Basement Moderate, Area Aj Room In Basement			3	\$1,200	С
	Worn/Eroc	ded, Extent	: Moderate, Area Room In Basement	Affected	: 25%			

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.

Asset #: 4202

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$2,300	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,900	C
Glass: Single Pane	5%			LIFE	* *	5	\$1,700	C
Gypsum Board	10%			LIFE	* *	5	\$2,800	C
Marble Panels	5%			LIFE	* *			C
Plaster	60%			LIFE	* *	5	\$8,400	C
Plaster	5%	Now	\$900	LIFE	* *	5	\$700	C
	Cracking/C	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location	: Mens Re	stroom In Basemen	nt .				
	Paint Peels	ing, Extent	: Moderate, Area	Affected	: 5%			
	Location	: Meeting	Room On Second I	Floor				
Ceilings								
AcousTileSusp.Lay-In	25%			2035	* *	5	\$7,700	В
Gypsum Board	10%			LIFE	* *	5	\$3,800	В
Plaster	65%			LIFE	* *	5	\$12,500	В

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	В
	Other Observation, Extend	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	om				
	Explanation: One 1200	Amps Main Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	60%	2042	* *	5	\$100	В
Molded Case Bkrs	40%	2032	* *	5	\$200	В
Raceway						
Conduit	70%	2022	\$17,500	1		В
Conduit	30%	2042	* *	1		В
Panelboards						
Fused Disc Sw	10%	2038	* *	5	\$100	В
Molded Case Bkrs	70%	2038	* *	5	\$400	В
Molded Case Bkrs	20%	2021	\$4,700	5	\$100	В
Wiring						
Thermoplastic	80%	2042	* *	1		В
Thermoplastic	20%	2022	\$5,400	1		В
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	50%	LIFE	* *	5	\$200	В
Generic	50%	LIFE	* *	5	\$200	В

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.

Asset #: 4202

Electrical	Current Repair	Future Repla	cement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	77%	2027	* *	10	\$15,400	В
	Other Observation, Extent : Mo Location : Throughout Explanation : T-8 Lamps	oderate, Area Affected : 1	00%			
Fluorescent	20%	2027	* *	10	\$4,000	В
	Other Observation, Extent : Mo Location : 2nd Floor Hallway Explanation : T-5 Lamps					
Incandescent	3%	2027	* *	2		В
Egress Lighting						
Emergency, Battery	50%	2027	* *	10	\$2,600	В
Exit, Service	50%	2027	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2027	* *	1	\$2,400	В
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2027	* *	1-3	\$4,000	В

/lechanical	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source						
Natural Gas	100%	2032	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$10,800	В
	Recent Replace Evident, Extent : Light Location : Basement	nt, Area Affec	ted : 100%			
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$1,100	В
	Recent Replace Evident, Extent : Light	nt, Area Affec	ted : 100%			
	Location: Basement					
Terminal Devices						
Air Handler	40%	2022	\$45,200	1	\$5,400	В
Air Handler	20%	2030	* *	1	\$2,700	В
Convector/Radiator	40%	2027	* *	1	\$2,800	В
r Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В

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

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

Asset #: 4202

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning	•			•				•
Conversion Equipment Reciprocating Compr/Chiller	100%			2022	\$71,100	1	\$10,100	В
Distribution Chilled Wtr Pipe/Pump No Component	80% 20%			2032	* *	4	\$1,300	B D
Terminal Devices								
Air Handler/Cool/Ht Air Handler/Cool/Ht	60% 20%			2022 2027	\$53,400 * * * *	1	\$8,100 \$2,700	B B
Fan Coil - Cool/Heat	20%			2027	* *	1	\$1,400	В
Heat Rejection Air Condenser Unit	100%			2022	\$41,900	2	\$15,200	В
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	В
Exhaust Fans Roof	100%			2030	* *	2	\$700	В
Plumbing H/C Water Piping Brass/Copper Galv Iron/Steel	20% 80%			2032 2027	* *	1 1		B B
Water Heater Electric	100% Recent Re	place Evid	ent, Extent : Light,	2022	\$3,200 ected : 100%	4	\$100	В
Sanitary Piping Cast Iron	100%	Dusemer		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	-	place Evid : Basemer	ent, Extent : Light, at	2030 Area Affa	* * ected : 100%	4	\$1,600	В
Sewage Ejector(s) Electric	100%			2022	\$10,600	4	\$1,600	В
Backflow Preventer Generic		0-2 servation, E a : Basemer	\$100 Extent : Light, Arec	2030 Affected	**	1	\$1,200	В
		tion : Sligh						
Fixtures Generic	100%							В

Vertical Transport

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.

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BROOKLYN PUBLIC LIBRARY - 038 FLATBUSH BRANCH LIBRARY

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

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Print Date: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : KINGS HIGHWAY BRANCH LIBRARY
Address : 2115 OCEAN AVE. @KINGS HIGHWAY

Borough : BROOKLYN Agency's Number : 45

Area Sq Ft : 23,822 Project Type : BROOKLYN PUBLIC LIBRARY

Date of Survey : 12-Oct-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6783 Lot : 68 BIN : 3182576

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$86,500	
Interior Architecture	\$41,900	
Mechanical		\$273,800
Total	\$128,400	\$273,800
Priority A	\$86,500	
Priority B		\$273,800
Priority C	\$41,900	
Total	\$128,400	\$273,800

Total	\$63,300	\$13,900	\$9,300	\$14,800
Priority C	\$7,300	\$3,600		
Priority B	\$22,500	\$10,400	\$9,300	\$9,400
Priority A	\$33,400			\$5,400
Total	\$63,300	\$13,900	\$9,300	\$14,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$5,000	\$5,600	\$4,700	\$4,800
Electrical	\$1,100	\$800	\$700	\$700
Interior Architecture	\$19,800	\$3,600		
Exterior Architecture	\$33,400			\$5,400
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 4206

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls Masonry: Brick	90% 0-2	\$86,500	LIFE	* *	5	\$29,800	A
Wasoniy. Brick	Jnt Mortar Miss/Ero				3	\$29,800	A
	Location : Throug		.,	9,5			
	Water Penetration,		Affected	: 5%			
	Location : Kitchen	And Office In Base	ment				
Masonry: Limestone	2%		LIFE	* *	5	\$500	A
Metal Panel	5%		2044	* *	5-10	\$11,400	A
Window Wall	3%		2044	* *	5	\$3,700	A
Windows	100-1		-0.40		_	44.400	
Aluminum	100%		2040	* *	5	\$4,600	A
Parapets Masonry: Brick	80% Now	\$17,600	LIFE	* *	5	\$3,200	A
Masonry. Brick	Jnt Mortar Miss/Era				3	\$3,200	А
	Location: Through		e, 111eu 1	gjecieu . 1570			
	Spalling, Extent : M		ted : 10%	,)			
	Location : Throug						
	Worn/Eroded, Exter	nt : Moderate, Area A	Affected .	5%			
	Location: Throug	hout					
Masonry: Limestone	15% 0-2	\$3,000	LIFE	* *	5	\$700	A
•	Cracking/Crumbling	g, Extent : Light, Are	ea Affecte	ed : 10%			
	Location: Throug	hout					
Metal Panel	5%		2044	* *	5	\$800	A
Roof							
Modified Bitumen	100% Now	\$12,800	2029	* *			A
	Miss/Damaged Flas	_	erate, Ar	ea Affected : 5%			
	Location: Over F		ffootod.	50/			
	Patching Evident, E Location : Throug		ујестеа .	370			
	Water Penetration,		Area Affe	cted : 10%			
	Location : Through		170011990	. 1070			
nterior	-						
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$7,800	C
Ceramic Tile	5% 4+	\$3,300	2033	* *	5	\$900	C
	Worn/Eroded, Exter		Affected :	5%			
	Location : Public						
Terrazzo	5% Now	\$4,000	LIFE	* *	5	\$1,400	C
	Ponding, Extent: Li						
	=	Door On First Floo		100/			
	Other Observation,	-		: 10%			
	•	Door On First Floo er Penetrates From		ida Dunina Harre	Dair El	oodina Thia Amer	
Vinul Tile		er i eneriales From		**			<u> </u>
Vinyl Tile	80%		2029	-1- T	3	\$10,700	С

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.

Asset #: 4206

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$2,100	C
Gypsum Board	20%			LIFE	* *	5	\$6,800	C
Masonry: Fieldstone	5%			LIFE	* *			C
Plaster	50%			LIFE	* *	5	\$8,400	C
SGFT/Glazed Masonry	20%	0-2	\$41,900	LIFE	* *			C
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Kitchen	And Office In Baser	ment				
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$12,500	2037	* *	5	\$8,000	В
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out					
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: 2nd Floo	or By Stair B, Audit	orium, B	asement By Elevat	or And E	Elevator Room	
Exposed Concrete	25%			LIFE	* *	5	\$1,400	В
Plaster	25%			LIFE	* *	5	\$5,600	В
Wood	5%			LIFE	* *	5	\$15,600	В

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$100	В
	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location: Electrical Room					
	Explanation: One 1200 Amps Mai	n Disconnect Swit	rch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	5	\$100	В
Raceway						
Conduit	100%	2054	* *	1		В
Panelboards						
Fused Disc Sw	5%	2046	* *	5		В
Molded Case Bkrs	95%	2046	* *	5	\$600	В
Wiring						
Thermoplastic	100%	2054	* *	1		В
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	В
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location: Basement					
	Explanation: Water Main					

Lighting

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.

Electrical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	85%	2034	* *	10	\$18,600	В
	Other Observation, Exter	ıt : Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-	8 Lamps				
Fluorescent	15%	2034	* *	10	\$3,300	В
	Other Observation, Exter	ıt : Moderate, Area Affe	cted : 100%			
	Location: Throughout	- ·				
	Explanation: Using T	5 Lamps				
Egress Lighting						
Emergency, Service	50%	2034	* *	1		В
Exit, Service	50%	2034	* *	1		В
Exterior Lighting						
HID	100%	2034	* *	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2032	* *	1	\$2,700	В
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2032	* *	1-3	\$4,400	В

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$11,800	В
	Other Observation, Exte	nt : Light, Area Affecte	d: 100%			
	Location: Basement B	oiler Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$1,800	В
Terminal Devices						
Air Handler	40%	2029	* *	1	\$5,900	В
Convector/Radiator	60%	2037	* *	1	\$4,600	В
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		В

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.

Asset #: 4206

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	60%		2025	\$273,800	2	\$900	В
	R-22 Refrigerant, Extendant Location: Penthouse			60%			
Ext Pkg Unit - Cooling	40% R-22 Refrigerant, Extended Location: Roof	nt : Light, Area A <u>f</u>	2029 Fected :	**	2	\$600	В
Heat Rejection Air Condenser Unit No Component	60% 40%		2029	* *	2	\$10,000	B D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,300	В
Exhaust Fans Interior	95%		2032	* *	2	\$700	В
Roof Plumbing	5%		2029		2		В
H/C Water Piping Brass/Copper	100%		2044	**	1		В
Water Heater Gas Fired	100%		2022	\$5,300	2	\$300	В
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100% 0-2 Other Observation, Ext. Location: South Exit	\$1,600 ent : Moderate, A	LIFE rea Affe	* * cted : 5%	1		В
	Explanation : Sewage	Piping Is Under	Sized Co	ausing Water To B	ackup W	hen It Rains	
Sewage Ejector(s) Electric	100%		2029	* *	4	\$2,500	В
Backflow Preventer Generic	100%		2029	* *	1	\$1,500	В
Fixtures Generic	100%						В
Vertical Transport Elevators							
Hydraulic	100% Other Observation, Ext. Location: B-2 Explanation: 1 Unit	ent : Light, Area A	LIFE Affected	**: 100%			С
Fire Suppression	zapranumon i 1 Onti						
Sprinkler No Component Generic	70% 30%		2044	* *	1-2	\$2,000	D B
Generic	50/0		2 ∪ 7T		1 4	Ψ2,000	ע

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.

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Print Date: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : NEW LOTS BRANCH LIBRARY
Address : 665 NEW LOTS AVE. @BARBEY ST.

Borough : BROOKLYN Agency's Number : 52

Area Sq Ft : 23,736 Project Type : BROOKLYN PUBLIC LIBRARY

Date of Survey : 11-Oct-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4090 Lot : 1 BIN : 3090726

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$640,600	
Interior Architecture	\$69,100	\$252,700
Electrical	\$89,100	
Mechanical		\$102,900
Total	\$798,800	\$355,600
Priority A	\$640,600	
Priority B	\$158,200	\$102,900
Priority C		\$252,700
Total	\$798,800	\$355,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$80,800			
Interior Architecture	\$39,900	\$9,400		\$3,900
Electrical	\$19,600	\$1,000	\$900	\$35,300
Mechanical	\$16,300	\$3,700	\$4,700	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,500	\$18,000	\$9,600	\$46,400
Priority A	\$80,800			
Priority B	\$45,400	\$17,500	\$9,600	\$42,500
Priority C	\$34,300	\$500		\$3,900
Total	\$160,500	\$18,000	\$9,600	\$46,400



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

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

Architecture	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Exterior Walls Cast in Place Concrete	2% Now \$6,400 Cracking/Crumbling, Extent: Severe, A Location: Canopy At Service Entranc Exposed Reinforcement, Extent: Severe Location: Canopy At Service Entranc	ce e, Area Affected : 5%	5	\$3,000	A
Masonry: Brick	81% Now \$209,400 Diagonal Cracks, Extent: Severe, Area Location: Corners, Throughout Efflorescence, Extent: Moderate, Area Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Location: Throughout Misaligned/Bulging, Extent: Severe, Ar Location: Around Windows Rusting Masonry Supt, Extent: Modera Location: Bulkheads, Around Window	LIFE ** Affected: 10% Affected: 20% Area Affected: 35% rea Affected: 20% ste, Area Affected: 10%	5	\$24,100	A
Metal Panel	2% Now \$2,100 Corrosion/Rusting, Extent: Severe, Are Location: Exterior Doors Deformed/Dented, Extent: Moderate, A Location: Exterior Doors Deteriorated Finish, Extent: Severe, An Location: Exterior Doors	Area Affected : 25%	5	\$1,100	A
Granite Panels	5% Now \$15,100 Int Mortar Miss/Erod, Extent: Severe, Location: South Facade Misaligned/Bulging, Extent: Moderate, Location: South Facade		5	\$1,100	A
Slate Panels	10% Now \$29,900 Cracking/Crumbling, Extent: Moderate Location: North Facade Spalling, Extent: Moderate, Area Affect Location: North Facade		5	\$2,200	A

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

Asset #: 4203

Architecture	Current Repair	Future Replacement	ent	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior						
Windows Aluminum	100% Now \$356,300	2049	* *	5	\$4,400	A
Alullillulli	Air Infiltration, Extent : Moderate, Area Location : Throughout			3	\$ 4 , 4 00	Α
	Deteriorated Finish, Extent : Moderate, Location : Throughout	Area Affected : 50%				
	Glazing Clouded, Extent : Moderate, Art Location : Throughout	ea Affected : 25%				
	Thermally Inefficient, Extent : Moderate Location : Throughout	, Area Affected : 100	%			
	Water Penetration, Extent : Moderate, A	rea Affected : 20%				
	Location: North Facade, South Facad	le				
	Weather Strip Missing, Extent: Modera Location: Throughout	te, Area Affected : 25	%			
Parapets						
Masonry: Brick	95% Now \$74,900 Diagonal Cracks, Extent: Moderate, Ar Location: Corners, Throughout	LIFE ea Affected : 10%	* *	5	\$4,500	A
	Efflorescence, Extent : Moderate, Area A Location : Throughout	Affected : 10%				
	Horizontal Cracks, Extent : Moderate, A Location : Throughout	rea Affected : 10%				
	Jnt Mortar Miss/Erod, Extent : Severe, A Location : Throughout	Area Affected : 50%				
	Water Penetration, Extent : Moderate, A Location : North Facade, South Facad					
Masonry: Limestone	5% Now \$2,400 Int Mortar Miss/Erod, Extent : Moderat Location : Coping	LIFE e, Area Affected : 35%	**	5	\$300	A
	Caulking Deteriorated, Extent : Modera Location : Coping	te, Area Affected : 35	%			
Roof						
Modified Bitumen	100% Now \$24,900 Blisters, Extent : Moderate, Area Affecte Location : Roof Over Second Floor	2029 ed : 10%	* *			A
	Drains Inad/Misposn, Extent : Moderate Location : Roof Over Second Floor	e, Area Affected : 25%	6			
	Ponding, Extent: Severe, Area Affected					
	Location: Lower Roof Along New Lots	s Avenue				

Interior

Asset #: 4203

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•							•
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,900	C
Ceramic Tile	3%			2027	* *	5	\$1,100	C
Terrazzo	5%	0-2	\$4,000	LIFE	* *	5	\$1,400	C
	0.		derate, Area Affect Of Main Staircase		g Hazard			
Vinyl Tile	_	2-4 Crumbling, 1 : First Fla	\$12,600 Extent : Light, Are por	2024 ea Affecte	\$252,700 ed:5%	3	\$11,600	С
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	C
Glass: Single Pane	2%	0-2	\$15,200	LIFE	* *	5	\$400	C
		_	nents, Extent : Mod					
			e Doors At First, B			S		
	Location	ı : Vestibul	Extent : Moderate, A e Doors At Baseme riorated Finish			s		
Gypsum Board	10%			LIFE	* *	5	\$1,600	С
Marble Panels	5%			LIFE	* *	J	Ψ1,000	Č
Plaster	68%			LIFE	* *	5	\$5,400	Č
SGFT/Glazed Masonry	5%	Now	\$2,500	LIFE	* *	-	+=,	C
,			Extent : Moderate		ffected : 2%			
	Location	ı : Main Sta	air Between Baseme	ent And I	First Floor			
			xtent : Light, Area uir Between Basem					
Ceilings								
AcousTileConcealSpLn	25%	Now	\$69,100	2044	* *	5	\$5,600	В
_		lam Surface ı : Through	e, Extent : Light, Ar out	ea Affec	ted : 10%			
	U	Discoloring, a: Through	, Extent : Moderate out	, Area Ą	ffected : 25%			
	Water Per	etration, E	Extent : Moderate, A Floors, Around Win		cted : 20%			
AcousTileSusp.Lay-In	50%			2037	* *	5	\$17,800	В
Plaster	25%	Now	\$5,600	LIFE	* *	5	\$5,600	В
		netration, E 1 : Stairwell	xtent : Light, Area	Affected	: 5%			

Electrical	Curren	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 4203

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment	1000/			2024	#2.100	_	4400	
Fused Disc Sw	100%			2024	\$3,100	5	\$100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electrica		. •	. 6 1			
G : 1	Explana	tion : One	1200 Amps Main D	isconnec	ct Switch			
Switchgear / Switchboard	50 0/			2024	¢22.000	_	¢100	D
Fused Disc Sw	50%			2024	\$23,000	5	\$100	В
Molded Case Bkrs	50%			2024	\$23,000	5	\$300	В
Raceway	700/			2024	* *	1		D
Conduit	70%			2034		1		В
Conduit	30%			2024	\$7,500	1		В
Panelboards	1.007			2022	ФО 200	_	\$100	D
Fused Disc Sw	10%			2023	\$2,300	5	\$100	В
Molded Case Bkrs	60%			2023	\$14,000 * *	5	\$400	В
Molded Case Bkrs	30%			2040	de de	5	\$200	В
Wiring	700/	2.4	#10.000	20.40	* *			ъ
Braided Cloth	70%		\$18,800	2049		1		В
		_	nt : Moderate, Are	a Affecte	ed : 100%			
		ı : Through	out					
Thermoplastic	30%			2044	* *	1		В
Motor Controllers								
Locally Mounted	80%			2022	\$12,800	5	\$100	В
Locally Mounted	20%			2037	* *	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	В
Lighting								
Interior Lighting								
Fluorescent	75%			2019	\$89,100	10	\$16,300	В
	-		Moderate, Area Aj	ffected :	100%			
	Location	ı : Through	out					
Fluorescent	20%			2029	* *	10	\$4,400	В
	T-8 Lamp	s, Extent : N	Aoderate, Area Aff	ected : 1	00%			
	Location	ı : Through	out					
Incandescent	5%			2019	\$5,900	2		В
Egress Lighting					+-,>			
Emergency, Battery	10%			2029	* *	10	\$600	В
Emergency, Battery	40%			2019	\$3,300	10	\$2,300	В
Exit, Service	5%			2029	**	1	φ 2, 500	В
Exit, Service	45%			2019	\$1,500	1		В
Alarm	1570			_017	Ψ1,200			
Security System								
No Component	70%							D
Generic	30%			2029	* *	1	\$2,700	В
Fire/Smoke Detection	3070			2029	•	1	Ψ2,700	ע
No Component	65%							D
Generic	35%			2029	* *	1-3	\$5,100	В
Generic	3370			2029	toutial future inflation	1-3	ψ5,100	ע

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.

Asset #: 4203

System Component Type		aintenance	Ma	Replacement	Future	Repair	Current F	ical
Energy Source	Priority Code	Estimated Cost	•	Estimated Cost		Estimated Cost		onent
Natural Gas								~
Conversion Equipment	D		1	* *	2044		1000/	
Hot Water Boiler	В		1		2044		100%	
Location : Basement Explanation : One Unit	В	\$10,600	1	**		evere, Area Affected	'orroded, Extent : Se	ot Water Boiler 1 Corn
Distribution				: 1%	Affected	nt	Location : Basemen	Lo
Hot Wtr Piping/Pump 100% 2032 ** 4 \$1,800						<i>Unit</i>	Explanation : One C	
Convector/Radiator 100% 2029 ** 1 \$7,700	В	\$1,800	4	* *	2032		100%	ot Wtr Piping/Pump 1
Air Conditioning Energy Source Electricity 100% 2040 ** 1 Conversion Equipment Int Pkg Unit - Cooling Ext Pkg Unit - Cooling Ext Pkg Unit - Cooling Ext Pkg Unit - Cooling	_	4==00			• • • •		4000	
Energy Source Electricity 100% 2040 ** 1	В	\$7,700	1	* *	2029		100%	
Electricity								
Conversion Equipment Int Pkg Unit - Cooling 35% 2025 \$102,900 2 \$500	В		1	* *	2040		100%	
Int Pkg Unit - Cooling			1		2040		10070	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units In The Basement	В	\$500	2	\$102,900	2025		35%	
Corroded, Extent: Moderate, Area Affected: 15% Location: Unit # 4 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: 2 Units Roof Terminal Devices Fan Coil - Cooling 10% 2029 ** 1 \$800 No Component 90%		, , , , ,				-	-22 Refrigerant, Ext	R-22
## R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units Roof	В	\$800	2				'orroded, Extent : M	Corr
Fan Coil - Cooling 10% 2029 ** 1 \$800 No Component 90% Heat Rejection Air Condenser Unit 10% 2029 ** 2 \$1,700 No Component 90% Ventilation				100%	ffected : .		-22 Refrigerant, Ext	R-22
No Component 90% Heat Rejection 3029 Air Condenser Unit 10% No Component 90% Ventilation	В	\$800	1	* *	2029		10%	
Air Condenser Unit 10% 2029 * * 2 \$1,700 No Component 90% Ventilation	D	,						_
No Component 90% Ventilation								Rejection
Ventilation	В	\$1,700	2	* *	2029			
	D						90%	
Distribution								
	В	¢12.200	2.5	* *	LIEE		1000/	
Ductwork/Diffusers 100% LIFE ** 2-5 \$13,200 Exhaust Fans	В	\$13,200	2-3		LIFE		100%	
Interior 50% Now \$300 2024 \$12,600 2 \$300 Not in Service, Extent: Severe, Area Affected: 20%	В	\$300	2					terior
Location: Basement Staff Lounge						it Staff Lounge	Location : Basemen	Lo
Roof 50% Now \$500 2024 \$9,100 2 \$300 Corroded, Extent : Moderate, Area Affected : 15%	В	\$300	2			oderate, Area Affe	'orroded, Extent : M	Corr
Location: Roof Exhaust Fans						naust Fans	Location : Roof Exh	Lo
Plumbing H.C. Weter Pining								Istan Dining
H/C Water Piping Brass/Copper 50% 2044 ** 1	В		1	* *	2044		50%	
Galv Iron/Steel 50% 2029 ** 1	В		1					

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.

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing	·				
Water Heater	1000/	2022 05.20	0 2	¢200	D
Gas Fired	100% Other Observation, Extent : Light, Area	2022 \$5,30 a Affected : 100%	0 2	\$300	В
	Location : Basement	ingecieu. 10070			
	Explanation: One Unit				
Sanitary Piping					
Cast Iron	100%	LIFE *	* 1		В
Storm Drain Piping					_
Cast Iron	100% Now \$1,600	LIFE *	* 1		В
	Blockage /Clogged, Extent: Moderate, Location: Roof Drain	Area Affected : 5%			
	Corroded, Extent : Moderate, Area Affa	ected · 5%			
	Location : At Lobby Ceiling, Leaking				
Sewage Ejector(s)					
Electric	100%	2029 *	* 4	\$2,500	В
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Basement				
	Explanation: Not Accessible				
Backflow Preventer					_
No Component	90%	2024 020	0 1	Ф200	D
Generic	10% Other Observation, Extent: Light, Area	2024 \$20	0 1	\$200	В
	Location : Basement	i Affectea . 100%			
	Explanation : Boiler Make Up Line				
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators	1000				~
Hydraulic	100%	LIFE *	ጥ		С
	Other Observation, Extent : Light, Area Location : B-2	a Affected : 100%			
	Explanation : 1 Unit				
Fire Suppression	Ехрипиноп . 1 Опи				
Sprinkler					
No Component	95%				D
Generic	5%	2034 *	* 1-2	\$300	В
Chemical System					
No Component	90%			.	D
Generic	10%	2022 \$2,50	0 1-3	\$5,500	В
	Other Observation, Extent: Light, Area	a Affected : 100%			
	Location: Throughout Explanation: Fire Extinguishers				
	Expianation : Fire Extinguishers				

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: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : NEW UTRECHT BRANCH LIBRARY
Address : 1743 86TH ST. @BAY 17 STREET

Borough : BROOKLYN Agency's Number : 51

Area Sq Ft : 22,455 Project Type : BROOKLYN PUBLIC LIBRARY

Date of Survey : 23-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6343 Lot : 64 BIN : 3165745

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$215,600	
Interior Architecture	\$206,100	
Electrical		\$208,700
Total	\$421,700	\$208,700
Priority A	\$215,600	
Priority B		\$208,700
Priority C	\$206,100	
Total	\$421,700	\$208,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$22,100		\$500	
Interior Architecture	\$40,900	\$800	\$3,200	\$400
Electrical	\$16,800	\$900	\$900	\$600
Mechanical	\$7,200	\$2,200	\$4,300	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,900	\$7,800	\$12,800	\$7,700
Priority A	\$22,100		\$500	
Priority B	\$46,100	\$7,000	\$9,100	\$7,300
Priority C	\$22,700	\$800	\$3,200	\$400
Total	\$90,900	\$7,800	\$12,800	\$7,700



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 4204

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior	•			•				•
Exterior Walls								
Masonry: Brick	Location Vertical Cr Location Water Pend	: East Fac racks, Exte : At North	\$37,100 d, Extent : Moderat rade, Chimney ant : Moderate, Are west Corner extent : Moderate, A Walls	a Affecte	ed : 5%	5	\$25,600	A
Masonry: Fieldstone	1%	0-2	\$1,200	LIFE	* *	5	\$200	A
		· Miss/Eroo : Through	d, Extent : Light, A out	rea Affec	ted : 10%			
Masonry: Limestone	8%	Now	\$11,900	LIFE	* *	5	\$1,700	A
		: Miss/Erod : Through	d, Extent : Moderat out	te, Area A	Affected : 10%			
Window Wall	1%			2043	* *	5	\$1,100	A
Windows Aluminum								
	Location Deformed/ Location Hardware	: Through Dented, Ex : Through	xtent : Moderate, A out Extent : Moderate, A	rea Affe	cted : 40%			
Parapets	= 0.4				ate ate	_	.	
Cast Stone/Terra Cotta	5%	N	¢2.700	LIFE	* *	5	\$400	A
Masonry: Brick	Location Jnt Mortar	: Through : Miss/Eroo	\$2,700 Extent : Moderate out d, Extent : Severe, 1 Face Of South Para	Area Affe	ffected : 20%	5	\$1,000	A
Masonry: Limestone		0-2 Miss/Eroc : Through	\$500 d, Extent : Light, An out	LIFE rea Affec	* * ted : 10%	5	\$100	A
Roof								
Modified Bitumen	Location Water Pen	: Main Roc etration, E	\$5,800 derate, Area Affecto of xtent : Moderate, A Room Ceiling		* * cted : 10%			A

Interior

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.

Asset #: 4204

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$3,700	C	
Ceramic Tile	5%			2032	* *	5	\$1,700	C	
Terrazzo	5%			LIFE	* *	5	\$1,300	C	
Vinyl Tile	10%			2028	* *	3	\$1,700	C	
Vinyl Tile	75%			2018	\$206,100	3	\$9,500	C	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	ı : Through	out						
	Explana	tion : 9x9 T	Tiles						
Interior Walls									
Gypsum Board	10%			LIFE	* *	5	\$1,800	C	
Plaster	80%			LIFE	* *	5	\$7,200	C	
SGFT/Glazed Masonry	10%	Now	\$22,300	LIFE	* *			C	
		Crumbling, 1 : Through	, Extent : Light, Are out	ea Affecto	ed : 10%				
		netration, E 1 : At Stairs	Extent : Moderate, A	Area Affe	cted : 30%				
Ceilings									
AcousTileConcealSpLn	25%	0-2	\$6,500	2036	* *	5	\$5,300	В	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	ı : Through	out						
Exposed Concrete	10%			LIFE	* *	5	\$500	В	
Gypsum Board	10%			LIFE	* *	5	\$4,200	В	
Plaster	55%	Now	\$11,700	LIFE	* *	5	\$11,600	В	
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location	n : Children	n Recreational Room	m					

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$3,100	5	\$100	В
	Other Observation, Extent: Moderate	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : One 400 Amps Main L		Switch			
Switchgear / Switchboard						
Molded Case Bkrs	50%	2023	\$23,000	5	\$300	В
Molded Case Bkrs	50%	2023	\$23,000	5	\$300	В
Raceway						
Conduit	60%	2023	\$15,000	1		В
Conduit	40%	2043	* *	1		В
Panelboards						
Molded Case Bkrs	25%	2039	* *	5	\$100	В
Molded Case Bkrs	70%	2022	\$16,300	5	\$400	В
Molded Case Bkrs	5%	2045	* *	5		В

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

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

Asset #: 4204

Electrical	Curre	nt Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Wiring								
Braided Cloth	60% 2-4	\$16,100	2048	* *	1		В	
	Insulation Aged, I Location : Throi	Extent : Moderate, Are ughout	a Affecte	d : 100%				
Thermoplastic	30%		2043	* *	1		В	
Thermoplastic	10%		2049	* *	1		В	
Motor Controllers								
Locally Mounted	10%		2040	* *	5		В	
Locally Mounted	90%		2036	* *	5	\$100	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$300	В	
		n, Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Baser							
	Explanation : W	ater Main						
Lighting								
Interior Lighting	0.50/		2022	407.500	10	¢17.500	D	
Fluorescent	85%	. Estant Malannia	2023	\$95,500	10	\$17,500	В	
	Location : Throi	n, Extent : Moderate, A	Area А <u></u> IJе	стеа : 100%				
		ignoui sing T-12 Lamps						
ШБ		sing 1-12 Lamps	2022	Ф4.000	10			
HID	5%		2023	\$4,000	10	¢100	В	
Incandescent	10%		2023	\$11,200	2	\$100	В	
Egress Lighting	5 00/		2022	¢1.700	1		D	
Emergency, Service Exit, Service	50% 50%		2023 2023	\$1,600 \$1,600	1		B B	
	30%		2023	\$1,000	1		D	
Exterior Lighting HID	100%		2023	\$7,900	10	\$100	В	
	100%		2023	\$7,900	10	\$100	D	
Alarm Security System								
No Component	80%						D	
Generic	20%		2023	\$13,100	1	\$1,700	В	
Fire/Smoke Detection	2070		2023	Ψ13,100	1	Ψ1,700		
No Component	70%						D	
Generic	30%		2023	\$67,100	1-3	\$4,100	В	
Generic	30/0		2023	Ψ07,100	1-0	ψ+,100	<u> </u>	

Mechanical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Natural Gas	100%		2043	* *	1		В

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

Asset #: 4204

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Hot Water Boiler	Malfunction Location:	Thermos vation, E Basemen				1	\$10,000	В
Distribution	Experience	m. one c						
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,100	В
Terminal Devices Air Handler Convector/Radiator	40% 60%			2028 2036	* *	1 1	\$5,600 \$4,400	B B
Air Conditioning Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	Malfunction	_	\$5,000 nt : Moderate, Area tat Control System	2028 Affected	* *	2	\$1,100	В
Terminal Devices Direct Expansion	100%			2028	* *	1		В
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	В
Exhaust Fans Interior			\$100 Terate, Area Affected ns	2028 d : 5%	* *	2	\$100	В
Roof	90%			2028	* *	2	\$600	В
Plumbing H/C Water Piping Galv Iron/Steel	100%			2028	* *	1		В
Water Heater Gas Fired	100%			2021	\$5,000	2	\$300	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Fixtures Generic	100%							В
Vertical Transport Elevators Hydraulic	100% Other Obser Location:		xtent : Light, Area	LIFE Affected :	**			С

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

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Print Date: 09-Sep-2014 BROOKLYN PUBLIC LIBRARY - FY 2015

Asset Name : WILLIAMSBURGH BRANCH LIBRARY
Address : 240 DIVISION AVE. @ MARCY AVE.

Borough : BROOKLYN Agency's Number : 60

Area Sq Ft : 22,980 Project Type : BROOKLYN PUBLIC LIBRARY

Date of Survey : 21-Jul-2014 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,1m,2

Block : 2189 Lot : 1 BIN : 3060090

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$767,900	\$135,800
Interior Architecture	\$42,800	
Electrical		\$35,400
Mechanical		\$132,800
Total	\$810,700	\$303,900
Priority A	\$767,900	\$135,800
Priority B	\$42,800	\$168,100
Total	\$810,700	\$303,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$58,300			
Interior Architecture	\$44,700		\$6,200	\$2,300
Electrical	\$700	\$200	\$300	\$200
Mechanical	\$10,400	\$3,900	\$3,900	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,100	\$8,000	\$14,400	\$9,900
Priority A	\$58,300			
Priority B	\$15,000	\$8,000	\$9,900	\$7,500
Priority C	\$44,700		\$4,500	\$2,300
Total	\$118,100	\$8,000	\$14,400	\$9,900



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

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

Asset #: 4201

chitecture	Curr	ent Repair	M				
stem Component Type	% of Fail I Total (Yea	Date Estimated Cos ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Exterior Walls	20/ N	Φ1.C.400	20.60	* *			
Copper/Terne	Location: Sou Deteriorated Fin Location: Sou Recent Replace Location: Cor Staining/Discold	w \$16,400 ed, Extent: Moderate, th Facade Transom F nish, Extent: Moderat th Facade Transom F Evident, Extent: Ligh rnice At South Facing oring, Extent: Modera th Facade Transom F	Area Affed Panels te, Area Aff Panels t, Area Aff Circular A ute, Area A	eted : 10% fected : 10% ected : 25% pse			A
Masonry: Brick	Location: Three Jnt Mortar Miss. Location: Three Sidewalk Shed in	Elements, Extent : Mo oughout /Erod, Extent : Moden	oderate, Ar rate, Area A	Affected : 30%	5	\$89,100	A
Masonry: Limestone	Staining/Discold Location: Thro			# * *	5	\$12,200	A
,		/Erod, Extent : Moden mice, Horizontal Band		Affected : 50%			
Windows Wood	Location: Thr	Extent : Severe, Area oughout - 2nd Floor l Funct, Extent : Mode	Affected : 3 North Faci	ng Windows	5	\$46,600	A
	Location : Thr Thermally Ineffi	cient, Extent : Modero					
	Location : Three Split/Cracked, E Location : Three	Extent : Moderate, Are	a Affected	: 35%			
Parapets	-0						
Masonry: Brick	30% Recent Repair E Location : Thre	vident, Extent : Light, oughout	LIFE Area Affec	* * cted : 100%	5-10	\$13,600	A
Masonry: Brick Cavity	60% Recent Repair E Location : Thr	vident, Extent : Light, oughout	LIFE Area Affe	* * cted : 100%	5-10	\$27,100	A
Masonry: Limestone	10% Recent Repair E Location: Three	vident, Extent : Light,	LIFE Area Affec	* * cted : 100%	5-10	\$8,100	A

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.

Asset #: 4201

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Exterior									
Roof				• 0 • 0			***		
Copper/Terne	25%			2060	**	10	\$14,000	Α	
	-	Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Atop South Facing Circular Apse							
Modified Bitumen	75%			2033	* *	10	\$16,800	A	
	-	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Interior									
Floors						_			
Carpet	10%			2024	\$46,300	3	\$5,200	C	
Ceramic Tile	5%			2034	* *	5	\$1,700	C	
Vinyl Tile	65%			2030	* *	3	\$8,400	C	
Wood	20%			2040	* *	5	\$12,900	C	
Interior Walls									
Ceramic Tile	5%			2034	* *	5	\$2,900	C	
Plaster	85%	Now	\$21,200	LIFE	* *	5	\$15,000	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
			nt : Moderate, An ut 2nd Floor, Stai		ted : 35% nd Storage Room				
Wood	10%			LIFE	* *	5	\$47,100	С	
Ceilings									
AcousTileSusp.Lay-In	10%			2038	* *	5	\$3,400	В	
Plaster	90%	Now	\$42,800	LIFE	* *	5	\$19,300	В	
	Location	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout 2nd Floor, Stairwells, Storage & Electrical Rooms							
	_		nt : Moderate, An ut 2nd Floor, Stai		ted : 20% nd Storage/electric	cal Room	s		

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2025	\$3,400	5	\$600	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : 1- Electrical Service Ra	ted @ 12	200 Amps			
Switchgear / Switchboard						
Fused Disc Sw	30%	2045	* *	5		В
Molded Case Bkrs	70%	2025	\$35,400	5	\$400	В
Raceway						
Conduit	90%	2035	* *	1		В
Conduit	10%	2045	* *	1		В

 $[\]label{lem:maintenance} \textit{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.

Asset #: 4201

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		il Date E Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							
Panelboards								
Molded Case Bkrs	25%			2024	\$6,400	5	\$200	В
Molded Case Bkrs	50%			2041	* *	5	\$300	В
Molded Case Bkrs	25%			2033	* *	5	\$200	В
Wiring								
Thermoplastic	90%			2035	* *	1		В
Thermoplastic	10%			2045	* *	1		В
Motor Controllers						_		_
Locally Mounted	100%			2023	\$17,600	5	\$200	В
Ground								
Grounding Devices	1000/			, inc	* *	-	Φ 7 00	ъ
Generic	100%			LIFE		5	\$700	В
	Location : 1		ent : Moderate, A	rea Ajje	ciea : 100%			
			A aire					
T intelled	Explanation	i: water i	aain					
Lighting Interior Lighting								
Fluorescent	70%			2030	* *	10	\$14,800	В
Fluorescent	70% 2030 ** 10 \$14,800 B Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : '			., ea 1155e	cica : 10070			
	Explanation	_						
Eluorasaant	10%	t. T O Lan	<i>.ps</i>	2030	* *	10	\$2,100	В
Fluorescent		ation Ext	ont · Moderate /			10	\$2,100	Ь
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
			ct Fluorescent Li	aht Fiytı	iros			
Elyamasaant		і. Сотрас	i I inoresceni Li		* *	10	\$4.200	В
Fluorescent	20%	ation Ent	out Modonato	2030		10	\$4,200	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Classrooms							
	Explanation .							
Egress Lighting	Ехринино	ı . 1-5 Lan	ups					
Emergency, Battery	50%			2030	* *	10	\$2,800	В
Exit, Service	50%			2030	* *	10	Ψ2,000	В
Exterior Lighting	3070			2030				ъ
HID	100%			2025	\$8,900	10	\$100	В
Alarm	10070			2028	ψο,500	10	φ100	
Security System								
No Component	80%							D
Generic	20%			2030	* *	1	\$1,700	В
Generic		ation, Ext	ent : Moderate, A		cted : 100%	-	Ψ1,700	-
	Location:			33				
		-	Surveillance Can	era Syst	em And Intrusion A	Alarm Sv.	stem	
Fire/Smoke Detection		-						
No Component	70%							D
Generic, Analog	30%			2030	* *			В
· · · , · · · · · · · · · · · · · · · ·	Other Observation, Extent : Moderate, Area Affected : 100%							
			t The Building	55				
		_	_	ull Statio	on, Smoke Detecto	rs		

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

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

Asset #: 4201

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source	400-						_
Natural Gas	100%		2035	* *	1		В
Conversion Equipment	1000/		2022	¢54.500	1	¢11 400	D
Hot Water Boiler	100%	n Extent : Light Arga	2023	\$54,500	1	\$11,400	В
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room						
	Explanation: Boiler						
Distribution	Expianation . 1	Botter					
Hot Wtr Piping/Pump	100%		2033	* *	4	\$1,700	В
Terminal Devices						+-,,,,,,	
Convector/Radiator	100%		2030	* *	1	\$7,400	В
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		В
Conversion Equipment							
Reciprocating	25%		2025	\$20,600	1	\$2,700	В
Compr/Chiller							
Ext Pkg Unit - Cooling	70%	T	2025	\$78,300	2	\$1,000	В
		n, Extent : Light, Area	Affected	l : 100%			
	Location: Throi	_					
XX/* 1 (XX/ 11 X X */		efrigerant - Hcfc-22	2020	Φ2.500	1		D.
Window/Wall Unit	5%		2020	\$2,500	1		В
Terminal Devices	250/		2025	¢10 000	1		D
Direct Expansion No Component	25% 75%		2025	\$18,800	1		B D
Heat Rejection	1 3%						<u>и</u>
Air Condenser Unit	25%		2025	\$12,100	2	\$4,000	В
No Component	75%		2023	Ψ12,100	2	Ψ+,000	D
Ventilation	1370						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,300	В
Exhaust Fans							
Interior	50%		2025	\$13,400	2	\$400	В
Roof	50%		2025	\$9,600	2	\$400	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		В
Water Heater	400		• • • •	*	_		_
Gas Fired	100%		2023	\$5,600	2	\$300	В
Sanitary Piping	1000			do do			ъ
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	1000/		TIPE	* *	1		D
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	1000/		2020	¢11.700	4	¢2.500	D
Rigid Piping	100%		2020	\$11,700	4	\$2,500	В

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.

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