

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**
Program / Asset # : **BPL0001.000 / 2136** **Yr Built/Renovated** : **1940 / 2009**
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 |

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



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.

BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

| 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 Code | |
| Exterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Bronze/Brass | 2% | | | LIFE | ** | | | A | |
| Masonry: Brick | 5% | | | LIFE | ** | 5 | \$8,800 | A | |
| Masonry: Granite | 5% | 0-2 | \$55,100 | LIFE | ** | 5 | \$6,600 | A | |
| | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Masonry: Limestone | 62% | 0-2 | \$252,500 | LIFE | ** | 5 | \$82,200 | A | |
| | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Metal Panel | 5% | | | 2049 | ** | 5-10 | \$60,800 | A | |
| | Recent Construction, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : New Balcony Conference Room | | | | | | | | |
| Metal Coiling Doors | 2% | | | 2028 | ** | 5 | \$11,100 | A | |
| Pre-Cast Concrete | 10% | 4+ | \$61,600 | LIFE | ** | 5 | \$57,500 | A | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : South Facade Between Popular Library And Languages | | | | | | | | |
| | Staining/Discoloring, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : South Facade Between Popular Library And Languages | | | | | | | | |
| Stucco Cement | 9% | Now | \$48,600 | 2036 | ** | 5 | \$19,900 | A | |
| | Other Observation, Extent : Light, Area Affected : 25% | | | | | | | | |
| | Location : At Overhead Doors Facing Parking Area | | | | | | | | |
| | Explanation : Corroded Steel Lintels | | | | | | | | |
| Windows | | | | | | | | | |
| Aluminum | 10% | | | 2039 | ** | 5 | \$4,000 | A | |
| Aluminum | 5% | | | 2045 | ** | 5 | \$2,000 | A | |
| | Recent Construction, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : New Balcony Conference Room | | | | | | | | |
| Bronze/Brass | 60% | Now | \$218,800 | 2031 | ** | 5 | \$74,300 | A | |
| | Hardware Missing, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Glass Block | 10% | Now | \$62,500 | LIFE | ** | 5 | \$2,500 | A | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : South Facade Facing Second Floor Roof | | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 50% | | | | | | | | |
| | Location : South Facade Facing Second Floor Roof | | | | | | | | |
| | Explanation : Corroded Steel Support | | | | | | | | |
| Steel | 15% | 0-2 | \$327,400 | 2048 | ** | 5 | \$37,200 | A | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| | Location : Stairs, Sections Of South Facades | | | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : Stairs, Sections Of South Facade | | | | | | | | |
| | Thermally Inefficient, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : Stairs, Sections Of South 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.

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN CENTRAL LIBRARY
Asset # : 2136

| 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 Code | |
| Exterior | | | | | | | | | |
| Parapets | | | | | | | | | |
| Masonry: Brick | 25% | | | LIFE | ** | 5 | \$5,400 | A | |
| Masonry: Limestone | 65% | | | LIFE | ** | 5 | \$17,800 | A | |
| Stucco Cement | 10% | | | 2036 | ** | 5 | \$5,600 | A | |
| Roof | | | | | | | | | |
| Asphalt Macadam | 15% | | | 2028 | ** | 5 | \$19,000 | A | |
| | Recent Repair Evident, Extent : Light, Area Affected : 25% | | | | | | | | |
| | Location : Parking Area | | | | | | | | |
| Modified Bitumen | 73% | Now | \$340,000 | 2023 | \$850,000 | | | A | |
| | Blisters, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| | Location : Over Third Floor Roof | | | | | | | | |
| | Seams Open/Split, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : Over Third Floor Roof | | | | | | | | |
| Plaza Roof: Stone Panels | 10% | | | 2049 | ** | | | A | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : At Plaza | | | | | | | | |
| | Explanation : Recent Replacement Evident | | | | | | | | |
| Skylight, Metal/Glass | 2% | Now | \$59,100 | 2033 | ** | | | A | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : At Third Floor Roof Over Art And Music Areas | | | | | | | | |
| | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : At Third Floor Roof Over Art And Music Areas | | | | | | | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | 15% | | | 2022 | \$1,003,600 | 3 | \$149,200 | C | |
| | Recent Installation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : New Auditorium | | | | | | | | |
| Cast in Place Concrete | 7% | | | LIFE | ** | 5 | \$76,100 | C | |
| Ceramic Tile | 3% | | | 2032 | ** | 5 | \$14,900 | C | |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$19,400 | C | |
| Terrazzo | 2% | | | LIFE | ** | 5 | \$7,800 | C | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Auditorium | | | | | | | | |
| Vinyl Tile | 33% | 2-4 | \$588,300 | 2028 | ** | 3 | \$61,500 | C | |
| | Adhesion Failure, Extent : Moderate, Area Affected : 35% | | | | | | | | |
| | Location : Language Literature, Social Science, Book Storage Areas | | | | | | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Language Literature, Social Science, Book Storage Areas | | | | | | | | |
| | Loose Units, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : Language Literature, Social Science, Book Storage Areas | | | | | | | | |
| Vinyl Tile | 30% | | | 2028 | ** | 3 | \$74,600 | C | |
| Vinyl Tile | 5% | | | 2031 | ** | 3 | \$12,400 | C | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : New Balcony Conference Room | | | | | | | | |

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.

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BROOKLYN CENTRAL LIBRARY

Asset # : 2136

| 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 Code | |
| Interior | | | | | | | | | |
| 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 | |
| Recent Installation, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : New Auditorium And Balcony Conference Room | | | | | | | | | |
| Masonry: Brick | 5% | | | LIFE | ** | | | C | |
| Marble Panels | 2% | Now | \$44,500 | LIFE | ** | | | C | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : At Auditorium Exit | | | | | | | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : At Auditorium Exit | | | | | | | | | |
| Plaster | 43% | Now | \$19,200 | LIFE | ** | 5 | \$34,100 | C | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Balcony Corridor Facing Lobby | | | | | | | | | |
| Wood | 10% | | | LIFE | ** | 5 | \$105,800 | C | |
| Recent Replace Evident, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : New Auditorium | | | | | | | | | |
| Ceilings | | | | | | | | | |
| AcousTileConcealSpLn | 15% | | | 2036 | ** | 5 | \$93,200 | B | |
| AcousTileConcealSpLn | 20% | 0-2 | \$42,400 | 2028 | ** | 5 | \$62,200 | B | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2036 | ** | 5 | \$49,700 | B | |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$7,800 | B | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$31,100 | B | |
| Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : New Auditorium And Balcony Conference Room | | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$62,200 | B | |
| Plaster | 30% | | | LIFE | ** | 5 | \$93,200 | B | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| 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 | 50% | | | 2049 | * * | 5 | \$4,600 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 4000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2049 | * * | 5 | \$4,600 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 4000 Amps Main Disconnect Switch</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN CENTRAL LIBRARY
Asset # : 2136

| 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 Code |
| Under 600 Volts | | | | | | | | | |
| | Transformers | | | | | | | | |
| | Dry Type | 100% | | | 2040 | * * | 5 | \$1,300 | B |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : 2 Transformers @ 500 Kva | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| | Molded Case Bkrs | 50% | | | 2049 | * * | 5 | \$4,600 | B |
| | Molded Case Bkrs | 50% | | | 2049 | * * | 5 | \$4,600 | B |
| Raceway | | | | | | | | | |
| | Conduit | 60% | | | 2023 | \$182,500 | 1 | | B |
| | Conduit | 10% | | | 2033 | * * | 1 | | B |
| | Conduit | 30% | | | 2049 | * * | 1 | | B |
| Panelboards | | | | | | | | | |
| | Molded Case Bkrs | 65% | | | 2022 | \$199,000 | 5 | \$6,000 | B |
| | Molded Case Bkrs | 30% | | | 2045 | * * | 5 | \$2,800 | B |
| | Molded Case Bkrs | 5% | | | 2031 | * * | 5 | \$500 | B |
| Wiring | | | | | | | | | |
| | Braided Cloth | 20% | 2-4 | \$68,800 | 2048 | * * | 1 | | B |
| | | Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Thermoplastic | 60% | | | 2033 | * * | 1 | | B |
| | Thermoplastic | 20% | | | 2049 | * * | 1 | | B |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 20% | | | 2028 | * * | 5 | \$500 | B |
| | Locally Mounted | 70% | | | 2021 | \$403,700 | 5 | \$1,700 | B |
| | Locally Mounted | 10% | | | 2040 | * * | 5 | \$200 | B |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Generic | 100% | | | LIFE | * * | 5 | \$5,100 | B |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : Water Main | | | | | | | |
| Lighting | | | | | | | | | |

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.

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN CENTRAL LIBRARY
Asset # : 2136

| 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 Code |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 65% | | | 2023 | \$1,184,300 | 10 | \$198,100 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Using T-8 Lamps</i> | | | | | | | |
| Fluorescent | 20% | | | 2031 | * * | 10 | \$60,900 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Using T-8 And T-5 Lamps</i> | | | | | | | |
| Fluorescent | 5% | | | 2018 | \$91,100 | 10 | \$15,200 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Uisng T-12 Lamps</i> | | | | | | | |
| HID | 5% | | | 2031 | * * | 10 | \$500 | B |
| HID | 2% | | | 2018 | \$25,600 | 10 | \$200 | B |
| Incandescent | 3% | | | 2018 | \$54,700 | 2 | \$200 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 40% | | | 2023 | \$20,400 | 1 | | B |
| Emergency, Service | 10% | | | 2031 | * * | 1 | | B |
| Exit, LED | 10% | | | 2058 | * * | 1 | | B |
| Exit, Service | 40% | | | 2023 | \$20,400 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2023 | \$134,900 | 10 | \$1,100 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2028 | * * | 1-3 | \$66,700 | B |

| 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 Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2043 | * * | 1 | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : One Tank Of 15,000 Gallons</i> | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2040 | * * | 1 | \$329,000 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 3 Boilers</i> | | | | | | | |

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BROOKLYN CENTRAL LIBRARY

Asset # : 2136

| 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) | | Code |
| Heating | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Steam Piping/Pump | 100% | | | 2033 | * * | 4 | \$24,600 | B |
| | Terminal Devices | | | | | | | | |
| | Air Handler | 60% | | | 2018 | \$1,132,900 | 1 | \$123,300 | B |
| | Convactor/Radiator | 40% | | | 2028 | * * | 1 | \$42,900 | B |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 30% | | | 2031 | * * | 1 | | B |
| | Steam/HW System | 70% | | | 2033 | * * | 1 | | B |
| | Conversion Equipment | | | | | | | | |
| | Reciprocating | 85% | | | 2031 | * * | 1 | \$131,000 | B |
| | Compr/Chiller | | | | | | | | |
| | | R-134a Refrigerant, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Chillers Penthouse | | | | | | | |
| | Ext Pkg Unit - Cooling | 15% | | | 2023 | \$242,500 | 2 | \$3,100 | B |
| | | Other Observation, Extent : Light, Area Affected : 15% | | | | | | | |
| | | Location : Various Locations | | | | | | | |
| | | Explanation : Split Systems | | | | | | | |
| | 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 |
| | | Leak Evident, Extent : Severe, Area Affected : 25% | | | | | | | |
| | | Location : One Of The Cooling Towers | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$185,300 | B |
| | Exhaust Fans | | | | | | | | |
| | Interior | 95% | Now | \$18,400 | 2018 | \$367,700 | 2 | \$7,700 | B |
| | | Noisy/Vibrating, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Fan Room | | | | | | | |
| | Roof | 5% | | | 2023 | \$13,900 | 2 | \$500 | B |
| 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) | | | | | | | | |
| | Rigid Piping | 100% | | | 2023 | \$11,700 | 4 | \$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.

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN CENTRAL LIBRARY
Asset # : 2136

| 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 Code |
| Plumbing | | | | | | | | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Compressed Air | 100% | | | 2023 | \$30,100 | 4 | \$1,600 | B |
| Fixtures | | | | | | | | | |
| | Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Geared Traction | 100% | | | LIFE | * * | | | C |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Various Locations | | | | | | | |
| | | Explanation : Seven Units | | | | | | | |
| Escalators | | | | | | | | | |
| | Under 20' Rise | 100% | | | LIFE | * * | | | C |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 1-2 | | | | | | | |
| | | Explanation : Two Units | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | Generic | 100% | | | 2043 | * * | 1-5 | \$173,700 | B |
| Sprinkler | | | | | | | | | |
| | No Component | 60% | | | | | | | D |
| | Generic | 40% | | | 2043 | * * | 1-2 | \$37,200 | 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.

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**
Program / Asset # : **BPL0002.000 / 2137** **Yr Built/Renovated** : **1962 / 2012**
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 |

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



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.

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN HEIGHTS / BUSINESS & CAREER LIBRARY
Asset # : 2137

| 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 Code |
| Exterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| | Masonry: Brick | 5% | Now | \$4,200 | LIFE | ** | 5 | \$1,400 | A |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Lintels At Rear Egress Passage | | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | | | |
| Location : Rooftop Bulkheads | | | | | | | | | |
| | Masonry: Limestone | 62% | Now | \$186,800 | LIFE | ** | 5 | \$13,300 | A |
| Loose Units, Extent : Severe, Area Affected : 5% | | | | | | | | | |
| Location : Upper Northeast Corner Of Main Facade And Above Main Entrance | | | | | | | | | |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : North And Rear Facades | | | | | | | | | |
| Vegetation Growth, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : North And Rear Facades | | | | | | | | | |
| | Granite Panels | 30% | | | LIFE | ** | 5 | \$12,900 | A |
| | Window Wall | 3% | | | 2045 | ** | 5 | \$3,200 | A |
| Windows | | | | | | | | | |
| | Aluminum | 100% | Now | \$16,900 | 2033 | ** | 5 | \$2,100 | A |
| Hardware Missing, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Soffit Of Window At Main Stair Landing | | | | | | | | | |
| Parapets | | | | | | | | | |
| | Masonry: Brick | 45% | | | LIFE | ** | 5-10 | \$29,900 | A |
| Recent Repair Evident, Extent : Light, Area Affected : 45% | | | | | | | | | |
| Location : Brick Cavity Wall | | | | | | | | | |
| | Masonry: Limestone | 30% | 0-2 | \$8,800 | LIFE | ** | 5 | \$3,700 | A |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Staining/Discoloring, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Vegetation Growth, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| | Metal Rail | 8% | | | 2038 | ** | 5-10 | \$14,000 | A |
| | Granite Panels | 17% | | | LIFE | ** | 5-10 | \$19,600 | A |
| Roof | | | | | | | | | |
| | Modified Bitumen | 100% | 2-4 | \$31,200 | 2035 | ** | | | A |
| Alligatoring, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : At All Seams And Corners | | | | | | | | | |
| Ponding, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : At Bulkhead Stair And Under Cooling Tower | | | | | | | | | |
| Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : All Rooftops - Painting | | | | | | | | | |

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.*

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN HEIGHTS / BUSINESS & CAREER LIBRARY
Asset # : 2137

| 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 Code | |
| Interior | | | | | | | | | |
| 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, Area Affected : 15% | | | | | | | | | |
| Location : Throughout 1st And 2nd Floors | | | | | | | | | |
| 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% | Now | \$26,000 | LIFE | ** | | | C | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Main Stairwell | | | | | | | | | |
| Wood | 15% | 4+ | \$8,500 | LIFE | ** | 5 | \$31,600 | C | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : Thorougout 1st And 2nd Floors | | | | | | | | | |
| Ceilings | | | | | | | | | |
| AcousTileSusp.Lay-In | 35% | Now | \$20,200 | 2030 | ** | 5 | \$13,000 | B | |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : 2nd Floor, Reception, Auditorium | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : 2nd Floor, Reception, Auditorium | | | | | | | | | |
| Exposed Concrete | 40% | 2-4 | \$92,000 | LIFE | ** | 5 | \$4,600 | B | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | | |
| Location : Horizontal Cracks Thru Beam And Slab, Running East - West In Basement, Sub-basement | | | | | | | | | |
| Paint Peeling, Extent : Moderate, Area Affected : 15% | | | | | | | | | |
| Location : Throughout Basement And Sub Basement | | | | | | | | | |
| Patching Evident, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Sub Basement | | | | | | | | | |
| Gypsum Board | 15% | Now | \$5,400 | LIFE | ** | 5 | \$13,900 | B | |
| Water Penetration, Extent : Moderate, Area Affected : 15% | | | | | | | | | |
| Location : Throughout Main Stair And Bulkhead | | | | | | | | | |
| Metal Panel | 10% | 0-2 | \$6,000 | LIFE | ** | 5 | \$9,300 | B | |
| Loose Units, Extent : Light, Area Affected : 5% | | | | | | | | | |
| Location : 2nd Floor Corridor | | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| 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.

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN HEIGHTS / BUSINESS & CAREER LIBRARY

Asset # : 2137

| 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 Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2025 | \$5,300 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2025 | \$61,400 | 5 | \$1,400 | B |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2025 | \$29,200 | 1 | | B |
| Conduit | 20% | | | 2035 | * * | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2024 | \$5,200 | 5 | \$100 | B |
| Molded Case Bkrs | 60% | | | 2024 | \$31,400 | 5 | \$800 | B |
| Molded Case Bkrs | 30% | | | 2033 | * * | 5 | \$400 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 20% | 2-4 | \$8,100 | 2050 | * * | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Thermoplastic | 60% | | | 2035 | * * | 1 | | B |
| Thermoplastic | 20% | | | 2035 | * * | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 50% | | | 2030 | * * | 5 | \$200 | B |
| Locally Mounted | 50% | | | 2023 | \$16,400 | 5 | \$200 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 0-2 | \$900 | LIFE | * * | 5 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 67% | | | 2020 | \$166,600 | 10 | \$30,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 30% | | | 2030 | * * | 10 | \$13,700 | B |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Incandescent | 3% | | | 2020 | \$7,500 | 2 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2025 | \$3,500 | 1 | | B |
| Exit, Service | 50% | | | 2025 | \$3,500 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2020 | \$18,500 | 10 | \$200 | B |
| 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.*

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN HEIGHTS / BUSINESS & CAREER LIBRARY

Asset # : 2137

| 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) | | Code |

Alarm

| | | | | | | | | | |
|----------------------|-----------------|-----|--|--|------|-----------|---|---------|---|
| Security System | | | | | | | | | |
| | No Component | 70% | | | | | | | D |
| | Generic | 30% | | | 2030 | * * | 1 | \$5,900 | B |
| Fire/Smoke Detection | | | | | | | | | |
| | No Component | 70% | | | | | | | D |
| | Generic, Analog | 30% | | | 2020 | \$157,000 | | | B |

| 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) | | Code |

Heating

| | | | | | | | | | |
|--|---------------------|------|--|--|------|-----------|---|----------|---|
| Energy Source | | | | | | | | | |
| | Natural Gas | 100% | | | 2045 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | | |
| | Hot Water Boiler | 100% | | | 2023 | \$107,500 | 1 | \$24,600 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | | |
| <i>Explanation : 7 Gas Fired Sectional Hot Water Boilers</i> | | | | | | | | | |
| Distribution | | | | | | | | | |
| | Hot Wtr Piping/Pump | 100% | | | 2033 | * * | 4 | \$3,700 | B |
| Terminal Devices | | | | | | | | | |
| | Air Handler | 90% | | | 2025 | \$231,800 | 1 | \$27,700 | B |
| | Convactor/Radiator | 10% | | | 2030 | * * | 1 | \$1,600 | B |

Air Conditioning

| | | | | | | | | | |
|---|------------------------|------|--|--|------|-----------|---|----------|---|
| Energy Source | | | | | | | | | |
| | Electricity | 100% | | | 2041 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | | |
| | Reciprocating | 90% | | | 2025 | \$145,900 | 1 | \$20,700 | B |
| | Compr/Chiller | | | | | | | | |
| | Ext Pkg Unit - Cooling | 10% | | | 2025 | \$22,100 | 2 | \$300 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | | |
| Distribution | | | | | | | | | |
| | Chilled Wtr Pipe/Pump | 100% | | | 2035 | * * | 4 | \$2,400 | B |
| Terminal Devices | | | | | | | | | |
| | Fan Coil - Cool/Heat | 100% | | | 2025 | \$904,400 | 1 | \$16,100 | B |
| Heat Rejection | | | | | | | | | |
| | Air Condenser Unit | 10% | | | 2025 | \$9,500 | 2 | \$3,500 | B |
| | Water Cool Tower | 90% | | | 2023 | \$123,400 | 2 | \$45,000 | B |

Ventilation

| | | | | | | | | | |
|--------------|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution | | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$43,900 | B |
| Exhaust Fans | | | | | | | | | |
| | Roof | 100% | | | 2025 | \$38,000 | 2 | \$1,500 | B |

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.*

BROOKLYN PUBLIC LIBRARY - 038
BROOKLYN HEIGHTS / BUSINESS & CAREER LIBRARY
Asset # : 2137

| 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 Code |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 5% | | | 2045 | ** | 1 | | B |
| Galv Iron/Steel | 95% | | | 2030 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2025 | \$11,100 | 2 | \$700 | B |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Sub Basement | | | | | | | |
| | Explanation : One Unit | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2025 | \$10,600 | 4 | \$2,500 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2025 | \$10,600 | 4 | \$2,500 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2025 | \$4,600 | 1 | \$3,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 50% | | | LIFE | ** | | | C |
| | Other Observation, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : Sub Basement Thru Second Floor | | | | | | | |
| | Explanation : One Unit | | | | | | | |
| Hydraulic | 50% | | | LIFE | ** | | | C |
| | Other Observation, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : First Thru Second Floor | | | | | | | |
| | Explanation : One Unit - Not Operating Properly | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| No Component | 75% | | | | | | | D |
| Generic | 25% | | | 2035 | ** | 1-2 | \$3,500 | B |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Exterior | | | | | | | |
| | Explanation : No Siamese Connection Evident | | | | | | | |

*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 : 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
Program / Asset # : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2010
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 |

| EXPENSE | FY 2016 | FY 2017 | FY 2018 | FY 2019 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$78,000 | | \$3,800 | |
| Interior Architecture | \$31,400 | | \$2,900 | \$400 |
| Electrical | \$700 | \$22,900 | \$1,000 | \$600 |
| Mechanical | \$8,100 | \$4,500 | \$11,100 | \$5,100 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$122,100 | \$31,400 | \$22,600 | \$10,000 |
| Priority A | \$78,000 | | \$3,800 | |
| Priority B | \$12,700 | \$31,400 | \$16,000 | \$9,600 |
| Priority C | \$31,400 | | \$2,900 | \$400 |
| Total | \$122,100 | \$31,400 | \$22,600 | \$10,000 |



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.

BROOKLYN PUBLIC LIBRARY - 038
FLATBUSH BRANCH LIBRARY
Asset # : 4202

| 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 Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Glass Block | 2% | Now | \$2,600 | LIFE | * * | 5 | \$300 | A |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Masonry: Brick | 83% | Now | \$131,300 | LIFE | * * | 5 | \$22,600 | A |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Southwest Exit | | | | | | | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Vertical Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Chimney | | | | | | | |
| Masonry: Limestone | 5% | Now | \$14,300 | LIFE | * * | 5 | \$1,000 | A |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Pre-Cast Concrete | 10% | Now | \$8,700 | LIFE | * * | 5 | \$8,900 | A |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Building Base | | | | | | | |
| | Open Joints, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Building Base | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 93% | Now | \$22,700 | 2038 | * * | 5 | \$2,800 | A |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Louvers | 5% | 2-4 | \$1,700 | 2025 | \$8,700 | | | A |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : South Facade | | | | | | | |
| Steel | 2% | 2-4 | \$6,100 | 2047 | * * | 5 | \$800 | A |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 30% | | | | | | | |
| | 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.

BROOKLYN PUBLIC LIBRARY - 038
FLATBUSH BRANCH LIBRARY
Asset # : 4202

| 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 Code | |
| Exterior | | | | | | | | | | |
| Parapets | Cast Stone/Terra Cotta | 5% | 0-2 | \$7,900 | LIFE | ** | 5 | \$2,500 | A | |
| | | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | | |
| | | Location : Throughout | | | | | | | | |
| | Masonry: Brick | 90% | Now | \$64,600 | LIFE | ** | 5 | \$5,800 | A | |
| | | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | | Location : Throughout | | | | | | | | |
| | | Misaligned/Bulging, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | | Location : South Facade | | | | | | | | |
| | Metal Panel | Spalling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | | Location : Interior Face | | | | | | | | |
| | | 5% | Now | \$4,800 | 2042 | ** | 5 | \$600 | A | |
| | | Seams Open/Split, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Coping Joints | | | | | | | | | |
| | Caulking Deteriorated, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| | Location : Joints At Coping | | | | | | | | | |
| Roof | | | | | | | | | | |
| Built-Up (BUR) | 93% | Now | \$9,200 | 2027 | ** | | | A | | |
| | Drains Inad/Misposn, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| | Location : Southeast Side | | | | | | | | | |
| | Vegetation Growth, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| | Location : South Side | | | | | | | | | |
| | Skylight, Metal/Glass | 5% | | | 2048 | ** | 10 | \$3,800 | A | |
| | Skylight, Metal/Glass | 2% | | | 2032 | ** | 10 | \$1,500 | A | |
| Interior | | | | | | | | | | |
| Floors | Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$3,400 | C | |
| | | Ceramic Tile | 5% | | | 2031 | ** | 5 | \$1,500 | C |
| | | Terrazzo | 5% | 2-4 | \$3,400 | LIFE | ** | 5 | \$1,200 | C |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| | Location : Throughout | | | | | | | | | |
| | Vinyl Tile | 75% | | | 2027 | ** | 3 | \$8,700 | C | |
| | Vinyl Tile | 10% | Now | \$25,200 | 2032 | ** | 3 | \$1,200 | C | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| | Location : Storage Room In Basement | | | | | | | | | |
| | Loose Units, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| | Location : Storage Room In Basement | | | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| | Location : Storage Room In Basement | | | | | | | | | |

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.

BROOKLYN PUBLIC LIBRARY - 038
FLATBUSH BRANCH LIBRARY
Asset # : 4202

| 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 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/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Mens Restroom In Basement

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

Location : Meeting Room On Second Floor

Ceilings

| | | | | | | | | |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 25% | | | 2035 | ** | 5 | \$7,700 | B |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$3,800 | B |
| Plaster | 65% | | | LIFE | ** | 5 | \$12,500 | B |

| 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 Code |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% | | | 2042 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

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

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 60% | | | 2042 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 40% | | | 2032 | ** | 5 | \$200 | B |

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 70% | | | 2022 | \$17,500 | 1 | | B |
| Conduit | 30% | | | 2042 | ** | 1 | | B |

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 10% | | | 2038 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 70% | | | 2038 | ** | 5 | \$400 | B |
| Molded Case Bkrs | 20% | | | 2021 | \$4,700 | 5 | \$100 | B |

Wiring

| | | | | | | | | |
|---------------|-----|--|--|------|---------|---|--|---|
| Thermoplastic | 80% | | | 2042 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2022 | \$5,400 | 1 | | B |

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% | | | 2035 | ** | 5 | \$100 | B |
|-----------------|------|--|--|------|----|---|-------|---|

Ground

Grounding Devices

| | | | | | | | | |
|---------|-----|--|--|------|----|---|-------|---|
| Generic | 50% | | | LIFE | ** | 5 | \$200 | B |
| Generic | 50% | | | LIFE | ** | 5 | \$200 | B |

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.*

BROOKLYN PUBLIC LIBRARY - 038
FLATBUSH BRANCH LIBRARY
Asset # : 4202

| 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 Code |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 77% | | | 2027 | * * | 10 | \$15,400 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : T-8 Lamps</i> | | | | | | | |
| Fluorescent | 20% | | | 2027 | * * | 10 | \$4,000 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 2nd Floor Hallway, Basement Storage And Hallway</i> | | | | | | | |
| | <i>Explanation : T-5 Lamps</i> | | | | | | | |
| Incandescent | 3% | | | 2027 | * * | 2 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2027 | * * | 10 | \$2,600 | B |
| Exit, Service | 50% | | | 2027 | * * | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2027 | * * | 10 | \$100 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2027 | * * | 1 | \$2,400 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2027 | * * | 1-3 | \$4,000 | B |
| 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 Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2032 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2042 | * * | 1 | \$10,800 | B |
| | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2047 | * * | 4 | \$1,100 | B |
| | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 40% | | | 2022 | \$45,200 | 1 | \$5,400 | B |
| Air Handler | 20% | | | 2030 | * * | 1 | \$2,700 | B |
| Convactor/Radiator | 40% | | | 2027 | * * | 1 | \$2,800 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | * * | 1 | | 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.*

BROOKLYN PUBLIC LIBRARY - 038
FLATBUSH BRANCH LIBRARY
Asset # : 4202

| 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 Code |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 100% | | | 2022 | \$71,100 | 1 | \$10,100 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 80% | | | 2032 | * * | 4 | \$1,300 | B |
| No Component | 20% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 60% | | | 2022 | \$53,400 | 1 | \$8,100 | B |
| Air Handler/Cool/Ht | 20% | | | 2027 | * * | 1 | \$2,700 | B |
| Fan Coil - Cool/Heat | 20% | | | 2027 | * * | 1 | \$1,400 | B |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 100% | | | 2022 | \$41,900 | 2 | \$15,200 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$12,200 | B |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2030 | * * | 2 | \$700 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 20% | | | 2032 | * * | 1 | | B |
| Galv Iron/Steel | 80% | | | 2027 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2022 | \$3,200 | 4 | \$100 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2030 | * * | 4 | \$1,600 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2022 | \$10,600 | 4 | \$1,600 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | 0-2 | \$100 | 2030 | * * | 1 | \$1,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Slight Leak</i> | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| 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.*

BROOKLYN PUBLIC LIBRARY - 038
FLATBUSH BRANCH LIBRARY
Asset # : 4202

| 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 Code |
| Vertical Transport | | | | | | | | | |
| Elevators | | | | | | | | | |
| | Hydraulic | 100% | | | LIFE | | * * | | C |
| 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 : 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**
Program / Asset # : **BPL0004.000 / 4206** **Yr Built/Renovated** : **1962 / 2009**
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 |

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



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.

BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

| 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 Code | |
| Exterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Masonry: Brick | 90% | 0-2 | \$86,500 | LIFE | * * | 5 | \$29,800 | A | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Water Penetration, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Kitchen And Office In Basement | | | | | | | | |
| 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 | | | | | | | | | |
| Aluminum | 100% | | | 2040 | * * | 5 | \$4,600 | A | |
| Parapets | | | | | | | | | |
| Masonry: Brick | 80% | Now | \$17,600 | LIFE | * * | 5 | \$3,200 | A | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Masonry: Limestone | 15% | 0-2 | \$3,000 | LIFE | * * | 5 | \$700 | A | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Metal Panel | 5% | | | 2044 | * * | 5 | \$800 | A | |
| Roof | | | | | | | | | |
| Modified Bitumen | 100% | Now | \$12,800 | 2029 | * * | | | A | |
| | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | Location : Over First Floor | | | | | | | | |
| | Patching Evident, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$7,800 | C | |
| Ceramic Tile | 5% | 4+ | \$3,300 | 2033 | * * | 5 | \$900 | C | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | Location : Public Bathrooms | | | | | | | | |
| Terrazzo | 5% | Now | \$4,000 | LIFE | * * | 5 | \$1,400 | C | |
| | Ponding, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : By Exit Door On First Floor | | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : By Exit Door On First Floor | | | | | | | | |
| | Explanation : Water Penetrates From The Outside During Heavy Rain, Flooding This Area | | | | | | | | |
| Vinyl Tile | 80% | | | 2029 | * * | 3 | \$10,700 | C | |

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.

BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

| 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 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 Penetration, Extent : Moderate, Area Affected : 10%

Location : Kitchen And Office In Basement

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 45% | Now | \$12,500 | 2037 | ** | 5 | \$8,000 | B |
|----------------------|-----|-----|----------|------|----|---|---------|---|

Staining/Discoloring, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : 2nd Floor By Stair B, Auditorium, Basement By Elevator And Elevator Room

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 25% | | | LIFE | ** | 5 | \$1,400 | B |
| Plaster | 25% | | | LIFE | ** | 5 | \$5,600 | B |
| Wood | 5% | | | LIFE | ** | 5 | \$15,600 | B |

| 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 Code |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% | | | 2050 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

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

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% | | | 2050 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

Raceway

| | | | | | | | | |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% | | | 2054 | ** | 1 | | B |
|---------|------|--|--|------|----|---|--|---|

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 5% | | | 2046 | ** | 5 | | B |
| Molded Case Bkrs | 95% | | | 2046 | ** | 5 | \$600 | B |

Wiring

| | | | | | | | | |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% | | | 2054 | ** | 1 | | B |
|---------------|------|--|--|------|----|---|--|---|

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% | | | 2041 | ** | 5 | \$200 | B |
|-----------------|------|--|--|------|----|---|-------|---|

Ground

Grounding Devices

| | | | | | | | | |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% | | | LIFE | ** | 5 | \$400 | B |
|---------|------|--|--|------|----|---|-------|---|

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

Location : Basement

Explanation : Water Main

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.*

BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

| 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 Code |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 85% | | | 2034 | * * | 10 | \$18,600 | B |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Using T-8 Lamps | | | | | | | |
| | Fluorescent | 15% | | | 2034 | * * | 10 | \$3,300 | B |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Using T-5 Lamps | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Service | 50% | | | 2034 | * * | 1 | | B |
| | Exit, Service | 50% | | | 2034 | * * | 1 | | B |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2034 | * * | 10 | \$100 | B |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 70% | | | | | | | D |
| | Generic | 30% | | | 2032 | * * | 1 | \$2,700 | B |
| Fire/Smoke Detection | | | | | | | | | |
| | No Component | 70% | | | | | | | D |
| | Generic | 30% | | | 2032 | * * | 1-3 | \$4,400 | B |
| 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 Code |
| Heating | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Natural Gas | 100% | | | 2044 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | | |
| | Hot Water Boiler | 100% | | | 2037 | * * | 1 | \$11,800 | B |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Basement Boiler Room | | | | | | | |
| | | Explanation : 2 Units | | | | | | | |
| Distribution | | | | | | | | | |
| | Hot Wtr Piping/Pump | 100% | | | 2040 | * * | 4 | \$1,800 | B |
| Terminal Devices | | | | | | | | | |
| | Air Handler | 40% | | | 2029 | * * | 1 | \$5,900 | B |
| | Convactor/Radiator | 60% | | | 2037 | * * | 1 | \$4,600 | B |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2040 | * * | 1 | | 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.*

BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

| 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 Code | |
| Air Conditioning | | | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| Int Pkg Unit - Heating/Cooling | 60% | | | 2025 | \$273,800 | 2 | \$900 | B | |
| | R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Penthouse And 2nd Floor M E R | | | | | | | | |
| Ext Pkg Unit - Cooling | 40% | | | 2029 | ** | 2 | \$600 | B | |
| | R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof | | | | | | | | |
| Heat Rejection | | | | | | | | | |
| Air Condenser Unit | 60% | | | 2029 | ** | 2 | \$10,000 | B | |
| No Component | 40% | | | | | | | D | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$13,300 | B | |
| Exhaust Fans | | | | | | | | | |
| Interior | 95% | | | 2032 | ** | 2 | \$700 | B | |
| Roof | 5% | | | 2029 | ** | 2 | | B | |
| Plumbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| Brass/Copper | 100% | | | 2044 | ** | 1 | | B | |
| Water Heater | | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$5,300 | 2 | \$300 | B | |
| Sanitary Piping | | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B | |
| Storm Drain Piping | | | | | | | | | |
| Cast Iron | 100% | 0-2 | \$1,600 | LIFE | ** | 1 | | B | |
| | Other Observation, Extent : Moderate, Area Affected : 5% Location : South Exit Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains | | | | | | | | |
| Sewage Ejector(s) | | | | | | | | | |
| Electric | 100% | | | 2029 | ** | 4 | \$2,500 | B | |
| Backflow Preventer | | | | | | | | | |
| Generic | 100% | | | 2029 | ** | 1 | \$1,500 | B | |
| Fixtures | | | | | | | | | |
| Generic | 100% | | | | | | | B | |
| Vertical Transport | | | | | | | | | |
| Elevators | | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | C | |
| | Other Observation, Extent : Light, Area Affected : 100% Location : B-2 Explanation : 1 Unit | | | | | | | | |
| Fire Suppression | | | | | | | | | |
| Sprinkler | | | | | | | | | |
| No Component | 70% | | | | | | | D | |
| Generic | 30% | | | 2044 | ** | 1-2 | \$2,000 | 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.*

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
Program / Asset # : BPL0006.000 / 4203 **Yr Built/Renovated** : 1957 / 2000
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 |



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.

BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

| 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 Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 2% | Now | \$6,400 | LIFE | ** | 5 | \$3,000 | A |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 15% | | | | | | | |
| | Location : Canopy At Service Entrance | | | | | | | |
| | Exposed Reinforcement, Extent : Severe, Area Affected : 5% | | | | | | | |
| | Location : Canopy At Service Entrance | | | | | | | |
| Masonry: Brick | 81% | Now | \$209,400 | LIFE | ** | 5 | \$24,100 | A |
| | Diagonal Cracks, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : Corners, Throughout | | | | | | | |
| | Efflorescence, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Misaligned/Bulging, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Around Windows | | | | | | | |
| | Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Bulkheads, Around Windows | | | | | | | |
| Metal Panel | 2% | Now | \$2,100 | 2050 | ** | 5 | \$1,100 | A |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Exterior Doors | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Exterior Doors | | | | | | | |
| | Deteriorated Finish, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Exterior Doors | | | | | | | |
| Granite Panels | 5% | Now | \$15,100 | LIFE | ** | 5 | \$1,100 | A |
| | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Misaligned/Bulging, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : South Facade | | | | | | | |
| Slate Panels | 10% | Now | \$29,900 | LIFE | ** | 5 | \$2,200 | A |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : North Facade | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : North 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.

BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

| 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 Code |
| Exterior | | | | | | | | | |
| | Windows | | | | | | | | |
| | Aluminum | 100% | Now | \$356,300 | 2049 | ** | 5 | \$4,400 | A |
| | | Air Infiltration, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Glazing Clouded, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Thermally Inefficient, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : North Facade, South Facade | | | | | | | |
| | | Weather Strip Missing, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | | |
| | Masonry: Brick | 95% | Now | \$74,900 | LIFE | ** | 5 | \$4,500 | A |
| | | Diagonal Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Corners, Throughout | | | | | | | |
| | | Efflorescence, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Horizontal Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : North Facade, South Facade | | | | | | | |
| | Masonry: Limestone | 5% | Now | \$2,400 | LIFE | ** | 5 | \$300 | A |
| | | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35% | | | | | | | |
| | | Location : Coping | | | | | | | |
| | | Caulking Deteriorated, Extent : Moderate, Area Affected : 35% | | | | | | | |
| | | Location : Coping | | | | | | | |
| Roof | | | | | | | | | |
| | Modified Bitumen | 100% | Now | \$24,900 | 2029 | ** | | | A |
| | | Blisters, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Roof Over Second Floor | | | | | | | |
| | | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Roof Over Second Floor | | | | | | | |
| | | Ponding, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : Lower Roof Along New Lots Avenue | | | | | | | |

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.

BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

| 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 Code |
| Interior | | | | | | | | |
| 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 |
| <i>Ponding, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Landing Of Main Staircase - Slipping Hazard</i> | | | | | | | | |
| Vinyl Tile | 87% | 2-4 | \$12,600 | 2024 | \$252,700 | 3 | \$11,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$1,100 | C |
| Glass: Single Pane | 2% | 0-2 | \$15,200 | LIFE | ** | 5 | \$400 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Vestibule Doors At First, Basement And Second Floors</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Vestibule Doors At Basement, First And Second Floors</i> | | | | | | | | |
| <i>Explanation : Deteriorated Finish</i> | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$1,600 | C |
| Marble Panels | 5% | | | LIFE | ** | | | C |
| Plaster | 68% | | | LIFE | ** | 5 | \$5,400 | C |
| SGFT/Glazed Masonry | 5% | Now | \$2,500 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Main Stair Between Basement And First Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Main Stair Between Basement And First Floor</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | Now | \$69,100 | 2044 | ** | 5 | \$5,600 | B |
| <i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Second Floors, Around Windows</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 50% | | | 2037 | ** | 5 | \$17,800 | B |
| Plaster | 25% | Now | \$5,600 | LIFE | ** | 5 | \$5,600 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Stairwell</i> | | | | | | | | |

| 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 Code |

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.

BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

| 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 Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2024 | \$3,100 | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 50% | | | 2024 | \$23,000 | 5 | \$100 | B |
| Molded Case Bkrs | 50% | | | 2024 | \$23,000 | 5 | \$300 | B |
| Raceway | | | | | | | | |
| Conduit | 70% | | | 2034 | * * | 1 | | B |
| Conduit | 30% | | | 2024 | \$7,500 | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2023 | \$2,300 | 5 | \$100 | B |
| Molded Case Bkrs | 60% | | | 2023 | \$14,000 | 5 | \$400 | B |
| Molded Case Bkrs | 30% | | | 2040 | * * | 5 | \$200 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | 2-4 | \$18,800 | 2049 | * * | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 30% | | | 2044 | * * | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 80% | | | 2022 | \$12,800 | 5 | \$100 | B |
| Locally Mounted | 20% | | | 2037 | * * | 5 | | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$300 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 75% | | | 2019 | \$89,100 | 10 | \$16,300 | B |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Fluorescent | 20% | | | 2029 | * * | 10 | \$4,400 | B |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Incandescent | 5% | | | 2019 | \$5,900 | 2 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 10% | | | 2029 | * * | 10 | \$600 | B |
| Emergency, Battery | 40% | | | 2019 | \$3,300 | 10 | \$2,300 | B |
| Exit, Service | 5% | | | 2029 | * * | 1 | | B |
| Exit, Service | 45% | | | 2019 | \$1,500 | 1 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2029 | * * | 1 | \$2,700 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | D |
| Generic | 35% | | | 2029 | * * | 1-3 | \$5,100 | 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.*

BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

| 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 Code |
| Heating | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Natural Gas | 100% | | | 2044 | ** | 1 | | B |
| | Conversion Equipment | | | | | | | | |
| | Hot Water Boiler | 100% | Now | \$10,300 | 2037 | ** | 1 | \$10,600 | B |
| | | Corroded, Extent : Severe, Area Affected : 20% | | | | | | | |
| | | Location : Boiler Room | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 1% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : One Unit | | | | | | | |
| | Distribution | | | | | | | | |
| | Hot Wtr Piping/Pump | 100% | | | 2032 | ** | 4 | \$1,800 | B |
| | Terminal Devices | | | | | | | | |
| | Convactor/Radiator | 100% | | | 2029 | ** | 1 | \$7,700 | B |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2040 | ** | 1 | | B |
| | Conversion Equipment | | | | | | | | |
| | Int Pkg Unit - Cooling | 35% | | | 2025 | \$102,900 | 2 | \$500 | B |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 2 Units In The Basement | | | | | | | |
| | Ext Pkg Unit - Cooling | 65% | Now | \$1,400 | 2029 | ** | 2 | \$800 | B |
| | | 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 | B |
| | No Component | 90% | | | | | | | D |
| | Heat Rejection | | | | | | | | |
| | Air Condenser Unit | 10% | | | 2029 | ** | 2 | \$1,700 | B |
| | No Component | 90% | | | | | | | D |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$13,200 | B |
| | Exhaust Fans | | | | | | | | |
| | Interior | 50% | Now | \$300 | 2024 | \$12,600 | 2 | \$300 | B |
| | | Not in Service, Extent : Severe, Area Affected : 20% | | | | | | | |
| | | Location : Basement Staff Lounge | | | | | | | |
| | Roof | 50% | Now | \$500 | 2024 | \$9,100 | 2 | \$300 | B |
| | | Corroded, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : Roof Exhaust Fans | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 50% | | | 2044 | ** | 1 | | B |
| | Galv Iron/Steel | 50% | | | 2029 | ** | 1 | | 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.

BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

| 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 Code |
| Plumbing | | | | | | | | | |
| | Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2022 | \$5,300 | 2 | \$300 | B |
| | | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | |
| | | | | Location : Basement | | | | | |
| | | | | Explanation : One Unit | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$1,600 | LIFE | * * | 1 | | B |
| | | | | Blockage /Clogged, Extent : Moderate, Area Affected : 5% | | | | | |
| | | | | Location : Roof Drain | | | | | |
| | | | | Corroded, Extent : Moderate, Area Affected : 5% | | | | | |
| | | | | Location : At Lobby Ceiling, Leaking From Roof Drain | | | | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Electric | 100% | | | 2029 | * * | 4 | \$2,500 | B |
| | | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | |
| | | | | Location : Basement | | | | | |
| | | | | Explanation : Not Accessible | | | | | |
| | Backflow Preventer | | | | | | | | |
| | No Component | 90% | | | | | | | D |
| | Generic | 10% | | | 2024 | \$200 | 1 | \$200 | B |
| | | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | |
| | | | | Location : Basement | | | | | |
| | | | | Explanation : Boiler Make Up Line | | | | | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Hydraulic | 100% | | | LIFE | * * | | | C |
| | | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | |
| | | | | Location : B-2 | | | | | |
| | | | | Explanation : 1 Unit | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | No Component | 95% | | | | | | | D |
| | Generic | 5% | | | 2034 | * * | 1-2 | \$300 | B |
| | Chemical System | | | | | | | | |
| | No Component | 90% | | | | | | | D |
| | Generic | 10% | | | 2022 | \$2,500 | 1-3 | \$5,500 | B |
| | | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | |
| | | | | Location : Throughout | | | | | |
| | | | | Explanation : Fire Extinguishers | | | | | |

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 : 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
Program / Asset # : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000
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 |



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.

BROOKLYN PUBLIC LIBRARY - 038
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

| 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 Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 90% | Now | \$37,100 | LIFE | * * | 5 | \$25,600 | A |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade, Chimney | | | | | | | |
| | Vertical Cracks, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : At Northwest Corner | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : At Stairs Walls | | | | | | | |
| Masonry: Fieldstone | 1% | 0-2 | \$1,200 | LIFE | * * | 5 | \$200 | A |
| | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Masonry: Limestone | 8% | Now | \$11,900 | LIFE | * * | 5 | \$1,700 | A |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Window Wall | 1% | | | 2043 | * * | 5 | \$1,100 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$178,500 | 2048 | * * | 5 | \$2,200 | A |
| | Bent/Warped Elements, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Hardware Missing, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | * * | 5 | \$400 | A |
| Masonry: Brick | 90% | Now | \$2,700 | LIFE | * * | 5 | \$1,000 | A |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Interior Face Of South Parapet | | | | | | | |
| Masonry: Limestone | 5% | 0-2 | \$500 | LIFE | * * | 5 | \$100 | A |
| | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$5,800 | 2028 | * * | | | A |
| | Blisters, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Main Roof | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Children Room Ceiling | | | | | | | |

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.

BROOKLYN PUBLIC LIBRARY - 038
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

| 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 Code |
| Interior | | | | | | | | |
| 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 Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : 9x9 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 |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : At Stairs | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | 0-2 | \$6,500 | 2036 | ** | 5 | \$5,300 | B |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$500 | B |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$4,200 | B |
| Plaster | 55% | Now | \$11,700 | LIFE | ** | 5 | \$11,600 | B |
| Water Penetration, Extent : Moderate, Area Affected : 2% | | | | | | | | |
| Location : Children Recreational Room | | | | | | | | |

| 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 Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2023 | \$3,100 | 5 | \$100 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : One 400 Amps Main Disconnect Switch | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2023 | \$23,000 | 5 | \$300 | B |
| Molded Case Bkrs | 50% | | | 2023 | \$23,000 | 5 | \$300 | B |
| Raceway | | | | | | | | |
| Conduit | 60% | | | 2023 | \$15,000 | 1 | | B |
| Conduit | 40% | | | 2043 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 25% | | | 2039 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 70% | | | 2022 | \$16,300 | 5 | \$400 | B |
| Molded Case Bkrs | 5% | | | 2045 | ** | 5 | | 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.

BROOKLYN PUBLIC LIBRARY - 038
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

| 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 Code |
| Under 600 Volts | | | | | | | | | |
| Wiring | | | | | | | | | |
| | Braided Cloth | 60% | 2-4 | \$16,100 | 2048 | * * | 1 | | B |
| | | Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Thermoplastic | 30% | | | 2043 | * * | 1 | | B |
| | Thermoplastic | 10% | | | 2049 | * * | 1 | | B |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 10% | | | 2040 | * * | 5 | | B |
| | Locally Mounted | 90% | | | 2036 | * * | 5 | \$100 | B |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Generic | 100% | | | LIFE | * * | 5 | \$300 | B |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : Water Main | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 85% | | | 2023 | \$95,500 | 10 | \$17,500 | B |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Using T-12 Lamps | | | | | | | |
| | HID | 5% | | | 2023 | \$4,000 | 10 | | B |
| | Incandescent | 10% | | | 2023 | \$11,200 | 2 | \$100 | B |
| Egress Lighting | | | | | | | | | |
| | Emergency, Service | 50% | | | 2023 | \$1,600 | 1 | | B |
| | Exit, Service | 50% | | | 2023 | \$1,600 | 1 | | B |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2023 | \$7,900 | 10 | \$100 | B |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 80% | | | | | | | D |
| | Generic | 20% | | | 2023 | \$13,100 | 1 | \$1,700 | B |
| Fire/Smoke Detection | | | | | | | | | |
| | No Component | 70% | | | | | | | D |
| | Generic | 30% | | | 2023 | \$67,100 | 1-3 | \$4,100 | B |
| 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 Code |
| Heating | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Natural Gas | 100% | | | 2043 | * * | 1 | | 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.*

BROOKLYN PUBLIC LIBRARY - 038
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

| 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 Code |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | Now | \$1,000 | 2040 | * * | 1 | \$10,000 | B |
| | | | <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Thermostat Control System</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% | | | 2039 | * * | 4 | \$1,100 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 40% | | | 2028 | * * | 1 | \$5,600 | B |
| Convactor/Radiator | 60% | | | 2036 | * * | 1 | \$4,400 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2039 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Cooling | 100% | Now | \$5,000 | 2028 | * * | 2 | \$1,100 | B |
| | | | <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Thermostat Control System</i> | | | | | |
| Terminal Devices | | | | | | | | |
| Direct Expansion | 100% | | | 2028 | * * | 1 | | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$12,500 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 10% | Now | \$100 | 2028 | * * | 2 | \$100 | B |
| | | | <i>Broken, Extent : Moderate, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Bathrooms</i> | | | | | |
| Roof | 90% | | | 2028 | * * | 2 | \$600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2028 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2021 | \$5,000 | 2 | \$300 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | * * | | | C |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : B-2</i> | | | | | |
| | | | <i>Explanation : 1 Unit</i> | | | | | |

*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 : 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
Program / Asset # : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2014
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 |



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.

BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

| 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 Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 3% | Now | \$16,400 | 2069 | * * | | | A |
| | | | Deformed/Dented, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : South Facade Transom Panels | | | | | |
| | | | Deteriorated Finish, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : South Facade Transom Panels | | | | | |
| | | | Recent Replace Evident, Extent : Light, Area Affected : 25% | | | | | |
| | | | Location : Cornice At South Facing Circular Apse | | | | | |
| | | | Staining/Discoloring, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : South Facade Transom Panels | | | | | |
| Masonry: Brick | 82% | Now | \$283,500 | LIFE | * * | 5 | \$89,100 | A |
| | | | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Sidewalk Shed in Use, Extent : Light, Area Affected : 10% | | | | | |
| | | | Location : South Western Facade | | | | | |
| | | | Staining/Discoloring, Extent : Moderate, Area Affected : 50% | | | | | |
| | | | Location : Throughout | | | | | |
| Masonry: Limestone | 15% | Now | \$208,500 | LIFE | * * | 5 | \$12,200 | A |
| | | | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | |
| | | | Location : Cornice, Horizontal Bands | | | | | |
| Windows | | | | | | | | |
| Wood | 100% | Now | \$275,900 | 2050 | * * | 5 | \$46,600 | A |
| | | | Air Infiltration, Extent : Severe, Area Affected : 30% | | | | | |
| | | | Location : Throughout - 2nd Floor North Facing Windows | | | | | |
| | | | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Thermally Inefficient, Extent : Moderate, Area Affected : 100% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Split/Cracked, Extent : Moderate, Area Affected : 35% | | | | | |
| | | | Location : Throughout | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 30% | | | LIFE | * * | 5-10 | \$13,600 | A |
| | | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | |
| | | | Location : Throughout | | | | | |
| Masonry: Brick Cavity | 60% | | | LIFE | * * | 5-10 | \$27,100 | A |
| | | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | |
| | | | Location : Throughout | | | | | |
| Masonry: Limestone | 10% | | | LIFE | * * | 5-10 | \$8,100 | A |
| | | | Recent Repair Evident, Extent : Light, 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.

BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

| 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 Code |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 25% | | | 2060 | * * | 10 | \$14,000 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Atop South Facing Circular Apse</i> | | | | | | | | |
| Modified Bitumen | 75% | | | 2033 | * * | 10 | \$16,800 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| 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 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Throughout 2nd Floor, Stairwells And Storage Room</i> | | | | | | | | |
| Wood | 10% | | | LIFE | * * | 5 | \$47,100 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2038 | * * | 5 | \$3,400 | B |
| Plaster | 90% | Now | \$42,800 | LIFE | * * | 5 | \$19,300 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout 2nd Floor, Stairwells, Storage & Electrical Rooms</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout 2nd Floor, Stairwells And Storage/electrical Rooms</i> | | | | | | | | |

| 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 Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2025 | \$3,400 | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 1- Electrical Service Rated @ 1200 Amps</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 30% | | | 2045 | * * | 5 | | B |
| Molded Case Bkrs | 70% | | | 2025 | \$35,400 | 5 | \$400 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2035 | * * | 1 | | B |
| Conduit | 10% | | | 2045 | * * | 1 | | B |

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.

BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

| 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 Code |
| Under 600 Volts | | | | | | | | | |
| Panelboards | | | | | | | | | |
| | Molded Case Bkrs | 25% | | | 2024 | \$6,400 | 5 | \$200 | B |
| | Molded Case Bkrs | 50% | | | 2041 | * * | 5 | \$300 | B |
| | Molded Case Bkrs | 25% | | | 2033 | * * | 5 | \$200 | B |
| Wiring | | | | | | | | | |
| | Thermoplastic | 90% | | | 2035 | * * | 1 | | B |
| | Thermoplastic | 10% | | | 2045 | * * | 1 | | B |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 100% | | | 2023 | \$17,600 | 5 | \$200 | B |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Generic | 100% | | | LIFE | * * | 5 | \$700 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Basement | | | | | | | | | |
| Explanation : Water Main | | | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 70% | | | 2030 | * * | 10 | \$14,800 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : T-8 Lamps | | | | | | | | | |
| | Fluorescent | 10% | | | 2030 | * * | 10 | \$2,100 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Basement | | | | | | | | | |
| Explanation : Compact Fluorescent Light Fixtures | | | | | | | | | |
| | Fluorescent | 20% | | | 2030 | * * | 10 | \$4,200 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Classrooms | | | | | | | | | |
| Explanation : T-5 Lamps | | | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2030 | * * | 10 | \$2,800 | B |
| | Exit, Service | 50% | | | 2030 | * * | 1 | | B |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2025 | \$8,900 | 10 | \$100 | B |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 80% | | | | | | | D |
| | Generic | 20% | | | 2030 | * * | 1 | \$1,700 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Hallways | | | | | | | | | |
| Explanation : CCTV Surveillance Camera System And Intrusion Alarm System | | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | | |
| | No Component | 70% | | | | | | | D |
| | Generic, Analog | 30% | | | 2030 | * * | | | B |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors | | | | | | | | | |

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BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

| 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 Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2035 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2023 | \$54,500 | 1 | \$11,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : 1 Boiler</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2033 | * * | 4 | \$1,700 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2030 | * * | 1 | \$7,400 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2033 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Reciprocating | 25% | | | 2025 | \$20,600 | 1 | \$2,700 | B |
| Compr/Chiller | | | | | | | | |
| Ext Pkg Unit - Cooling | 70% | | | 2025 | \$78,300 | 2 | \$1,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Refrigerant - Hcfc-22</i> | | | | | | | | |
| Window/Wall Unit | 5% | | | 2020 | \$2,500 | 1 | | B |
| Terminal Devices | | | | | | | | |
| Direct Expansion | 25% | | | 2025 | \$18,800 | 1 | | B |
| No Component | 75% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 25% | | | 2025 | \$12,100 | 2 | \$4,000 | B |
| No Component | 75% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$20,300 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 50% | | | 2025 | \$13,400 | 2 | \$400 | B |
| Roof | 50% | | | 2025 | \$9,600 | 2 | \$400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2035 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2023 | \$5,600 | 2 | \$300 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2020 | \$11,700 | 4 | \$2,500 | B |

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

BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

| 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 Code |
| Plumbing | | | | | | | | | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Hydraulic | 100% | | | LIFE | | * * | | C |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : B, E, 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.*