Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY

Address : 40 WEST 20TH ST. @6TH AVENUE

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 50,838 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 04-Apr-2008 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3,4,5

Block : 821 Lot : 7501 BIN : 1076145

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture	\$43,200	\$358,600
Electrical	\$38,200	
Mechanical	\$847,700	\$517,000
Total	\$929,100	\$875,600
Priority B	\$929,100	\$517,000
Priority C		\$358,600
Total	\$929,100	\$875,600

	E)/ 004E	EV 0040	EV 0047	EV 0040
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture	\$17,200		\$14,000	\$221,500
Electrical	\$400		\$1,500	
Mechanical	\$29,200	\$10,100	\$29,400	\$10,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$58,700	\$21,900	\$56,700	\$243,400
Priority B	\$41,500	\$21,900	\$42,700	\$21,900
Priority C	\$17,200	ŕ	\$14,000	\$221,500
Total	\$58,700	\$21,900	\$56,700	\$243,400



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

NEW YORK PUBLIC LIBRARY - 035 ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY

Asset #: 4225

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	55%			2018	\$204,300	3	\$68,500	C
Cast in Place Concrete	15%			LIFE	* *	5	\$20,400	C
Terrazzo	5%			LIFE	* *	5	\$2,400	C
Vinyl Tile	1%			2027	* *	3	\$300	C
Wood	24%			2022	\$319,800	5	\$28,000	C
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$5,700	C
Gypsum Board	68%			LIFE	* *	5	\$38,800	C
Marble Panels	2%			LIFE	* *			C
Plaster	15%			LIFE	* *	5	\$4,300	C
Ceilings								
Exposed Concrete	15%			LIFE	* *	5	\$1,500	В
Metal Panel	5%			LIFE	* *	5	\$3,900	В
Plaster	80%	0-2	\$43,200	LIFE	* *	5	\$31,100	В
	Loose/Dele	am Surface	, Extent : Severe, A	rea Affe	cted : 5%			
	Location	: Over Sta	cks, 2nd Floor Pub	lic Area				

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2029	* *	5	\$200	В
Raceway							
Conduit	50%		2029	* *	1		В
Conduit	50%		2039	* *	1		В
Panelboards							
Molded Case Bkrs	80%		2035	* *	5	\$900	В
Molded Case Bkrs	20%		2027	* *	5	\$200	В
Wiring							
Thermoplastic	100%		2039	* *	1		В
Motor Controllers							
Locally Mounted	100%		2024	\$32,200	5	\$300	В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							
Fluorescent	100%		2027	* *	10	\$38,200	В
		vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : T	Throughout					
	Explanation	n: Lamps T-12 And T-8					
Egress Lighting							
Exit, Service	50%		2027	* *	1		В
Exit, Battery	50%		2027	* *	10	\$1,400	В

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

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

NEW YORK PUBLIC LIBRARY - 035 ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY

Asset #: 4225

% of Total		Estimated Cost	Voor	Estimated Cost	Creale		I
	(Years)		FY	Estillated Cost	(Yrs)	Estimated Cost	Priority Code
100%			2039	* *	1		В
100%			2017	\$107,700	1	\$20,600	В
100%			2027	* *	4	\$3,100	В
50%	Now	\$12,900	2019	\$129,100	1	\$11,600	В
Other Obse	ervation, E	Extent : Severe, Are	a Affecte	d : 50%			
Location	: 4th Floo	r, Recording Room	ı				
Explanat	ion : Over	Heating					
45%			2024	\$203,500	1	\$6,100	В
5%			2019	\$35,800	1	\$700	В
100%			2035	* *	1		В
100% Not in Serv	Now vice, Exten	\$123,300 t : Severe, Area Afj	2017 fected : 3	\$616,600 0%	2	\$2,100	В
Location	: 3rd Floo	or Has No A.c.					
100%			LIFE	**	2	\$54,100	В
100%			2024	\$95,700	2	\$29,000	В
100%			LIFE	* *	2-5	\$23,200	В
100%	Now	\$5,300	2019	\$52,900	2	\$1,000	В
100%			2029	* *	1		В
100%			2017	\$7,400	4	\$300	В
100%			LIFE	* *	1		В
100%			2015	\$6,300	4	\$2,000	В
					1		В
100/0			2027	ψ+,000	1	Ψ2,000	<u> </u>
			a Affectea	l : 100%			В
	50% Other Obs. Location Explanat 45% 5% 100% 100% Not in Serv. Location 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	100% 100% 50% Now Other Observation, E Location : 4th Floo Explanation : Over 45% 55% 100% 100% Now Not in Service, Exten Location : 3rd Floo 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	100% 100% 50% Now \$12,900 Other Observation, Extent: Severe, Are Location: 4th Floor, Recording Room Explanation: Over Heating 45% 55% 100% 100% Now \$123,300 Not in Service, Extent: Severe, Area Afg. Location: 3rd Floor Has No A.c. 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	100% 2027 50% Now \$12,900 2019 Other Observation, Extent: Severe, Area Affecte Location: 4th Floor, Recording Room Explanation: Over Heating 45% 2024 5% 2019 100% Now \$123,300 2017 Not in Service, Extent: Severe, Area Affected: 3 Location: 3rd Floor Has No A.c. LIFE 100% LIFE 100% LIFE 100% LIFE 100% LOCATION: Service, Extent: Severe, Area Affected: 3 Location: Ist Floor Toilets Lack Adequate Vet 100% 2029 100% 2029 100% 2017 100% 2015 100% 2024	100% 2017 \$107,700 100% 2027 ** 50% Now \$12,900 2019 \$129,100 Other Observation, Extent : Severe, Area Affected : 50% Location : 4th Floor, Recording Room Explanation : Over Heating 45% 2019 \$35,800 5% 2019 \$35,800 100% Now \$123,300 2017 \$616,600 Not in Service, Extent : Severe, Area Affected : 30% LIFE ** 100% Now \$123,300 2017 \$616,600 Not in Service, Extent : Severe, Area Affected : 30% Location : 3rd Floor Has No A.c. LIFE ** 100% LIFE ** 100% Now \$5,300 2019 \$52,900 Not in Service, Extent : Severe, Area Affected : 30% Location : 1st Floor Toilets Lack Adequate Vetilation 100% 2029 ** 100% 2017 \$7,400 100% 2015 \$6,300 100% 2024 \$4,600 100% 2024 \$4,600 100% 2024 \$4,600 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 100% 2050 65,000 2050 65,000 2050 65,000 2050 65,000 2050 65,000 205	100% 2017 \$107,700 1	100% 2017 \$107,700 1 \$20,600 100% 2027 ** 4 \$3,100 50% Now \$12,900 2019 \$129,100 1 \$11,600 Other Observation, Extent : Severe, Area Affected : 50% Location : 4th Floor, Recording Room Explanation : Over Heating 45% 2024 \$203,500 1 \$6,100 5% 2019 \$35,800 1 \$700 100% Now \$123,300 2017 \$616,600 2 \$2,100 Not in Service, Extent : Severe, Area Affected : 30% Location : 3rd Floor Has No A.c. 100% LIFE ** 2 \$54,100 100% LIFE ** 2 \$54,100 100% Now \$5,300 2019 \$52,900 2 \$1,000 Not in Service, Extent : Severe, Area Affected : 30% Location : 1st Floor Toilets Lack Adequate Vetilation 100% 2029 ** 1 100% 2017 \$7,400 4 \$300 100% LIFE ** 1 100% 2015 \$6,300 4 \$2,000 100% 2024 \$4,600 1 \$2,600 100% 2024 \$4,600 1 \$2,600 100% Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Vertical Transport

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

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

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

NEW YORK PUBLIC LIBRARY - 035 ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY

Mechanical	Current Repa	air Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		C

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY

Address : 610 EAST 186TH ST. @HUGHES AVE.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 21,267 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 30-Jul-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3073 Lot : 20 BIN : 2012129

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$118,200	
Interior Architecture		\$77,400
Electrical		\$45,100
Mechanical	\$206,100	\$399,000
Total	\$324,300	\$521,600
Priority A	\$118,200	
Priority B	\$206,100	\$444,100
Priority C		\$77,400
Total	\$324,300	\$521,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$28,300			\$1,100
Interior Architecture	\$74,100		\$4,800	\$20,100
Electrical	\$1,400	\$600	\$600	\$18,800
Mechanical	\$4,700	\$2,000	\$5,800	\$8,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$112,500	\$6,500	\$15,100	\$52,500
Priority A	\$28,300			\$1,100
Priority B	\$59,500	\$6,500	\$10,400	\$31,400
Priority C	\$24,700		\$4,800	\$20,100
Total	\$112,500	\$6,500	\$15,100	\$52,500



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Concrete Masonry Unit	15%	0.0	#1.100	LIFE	* *	5	\$3,400	A
Metal Panel	10%	0-2	\$1,400	2043	* *	5	\$6,800	Α
		_	Extent : Light, Area out Bulkhead	Affected	: 5%			
		_	ош Вшкпеца xtent : Moderate, A	roa Affa	atad · 100%			
	-		aem . Moderaie, A out Bulkhead	теи Ајјес	.tea . 1070			
Granite Panels	75%	. Inrough	ош Викнеца	LIFE	* *	5	\$20,300	A
	1370			LILE			\$20,300	A
Parapets Concrete Masonry Unit	85%			LIFE	* *	5	\$4,500	A
Metal: Cage/Fence	5%			2028	* *	5-10	\$1,800	A
Pre-Cast Concrete	10%	0-2	\$1,900	LIFE	* *	5	\$3,000	A
			d, Extent : Moderat		Affected : 10%		40,000	
			out Coping					
Roof								
Single Ply Membrane	80%	Now	\$24,900	2028	* *			A
	Blisters, E	xtent : Mod	derate, Area Affecte	ed : 10%				
	Location	: Along Po	arapet Walls					
			ent : Light, Area Af		1%			
			Floor Next To Eleve					
	_		tent : Moderate, Ai	rea Affec	ted : 10%			
			out Main Roof					
	_		oderate, Area Affect					
	Location	: Second I	Floor Next To Eleve	ator				
Skylight, Metal/Glass	20%	Now	\$118,200	2043	* *			A
			Extent : Light, Area		: 20%			
			inels Top Of Skylig					
			xtent : Moderate, A	Area Affe	cted: 5%			
	Location	: Over Sec	cond Floor					
nterior								
Floors	75%	4+	\$12,000	2022	\$240,100	3	\$60,400	C
Carpet			\$12,000 Extent : Light, Are			3	\$00,400	C
	_	_	d Second Floor	ia rijjeen	ca . 1570			
			: Moderate, Area	Affected	: 10%			
		: First Flo		19900000	. 10,0			
Ceramic Tile	5%			2032	* *	5	\$2,700	С
Panel/Paver: Cer/Brk	5%			2032	* *	5	\$6,000	C
i anon i avoi. Coi/Dik		ded. Extent	: Light, Area Affec			5	Ψ0,000	C
		: Atrium A						
Vinyl Tile	15%			2023	\$77,400	3	\$3,000	С
, 111 J 1 111C	15/0			2023	Ψ77, 4 00	5	Ψ5,000	

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

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

Asset #: 4219

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$4,800	C
Concrete Masonry Unit	70%			LIFE	* *	5	\$27,000	C
Folding Partition	5%	Now	\$12,700	2031	* *	5	\$6,000	C
	Unit Inope	erable, Exte	ent : Light, Area Af	fected : £	5%			
	Location	: 2nd Floo	or, Adjacent To Ele	vator Lo	bby			
Gypsum Board	15%			LIFE	* *	5	\$8,700	С
Metal Panel	5%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	20%	4+	\$16,500	2036	* *	5	\$6,600	В
		issing Elem : Auditori	nents, Extent : Mod um	erate, Ar	rea Affected : 10%			
	_	Crumbling, 1 : Auditori	Extent : Light, Are um	ea Affect	ed : 5%			
		Discoloring, 1: Through	, Extent : Light, Are out	ea Affect	ed : 15%			
Exposed Concrete		etration, E	\$33,000 Extent : Moderate, A Floor Children Are	00	* * cted : 5%	5	\$6,600	В

ectrical	Current Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2023	\$3,100	5	\$500	В
	Other Observation, Extent : Mod	derate, Area Affe	cted : 100%			
	Location : Electrical Room Fi	rst Floor				
	Explanation: One 1000 Amps					
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$45,100	5	\$500	В
Raceway						
Conduit	90%	2023	\$22,100	1		В
Conduit	10%	2033	* *	1		В
Panelboards						
Fused Disc Sw	10%	2022	\$2,300	5		В
Molded Case Bkrs	60%	2022	\$13,700	5	\$300	В
Molded Case Bkrs	30%	2031	* *	5	\$100	В
Wiring						
Thermoplastic	50%	2033	* *	1		В
Thermoplastic	50%	2023	\$13,200	1		В
Motor Controllers						
Locally Mounted	80%	2021	\$12,600	5	\$100	В
Locally Mounted	20%	2028	* *	5		В

Ground

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

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

Asset #: 4219

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100% 2-4 \$9		* *	5	\$300	В
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location: Water Main					
.	Explanation : Corroded					
Lighting						
Interior Lighting	C00/	2029	* *	10	¢0.600	D
Fluorescent	60%	2028		10	\$9,600	В
	Other Observation, Extent : Modera Location : Throughout	ше, Агеа Ајјес	ciea . 100%			
	Explanation : T-8 Lamps					
		2031	* *	10	¢c 400	В
Fluorescent	40% Other Observation, Extent: Modera			10	\$6,400	В
	Location: Throughout	ше, Агеа Ајјес	ciea : 100%			
	Explanation: T-5 Lamps					
Egress Lighting	Explanation . 1-3 Lamps					
Emergency, Service	40%	2028	* *	1		В
Emergency, Service	10%	2023	* *	1		В
Exit, Service	20%	2028	* *	1		В
Exit, Service	30%	2018	\$900	1		В
Exterior Lighting	20,0	2010	4,00			
HID	100%	2018	\$7,300	10	\$100	В
Alarm			· /		·	
Security System						
No Component	30%					D
Generic	70%	2031	* *	1	\$4,600	В
Fire/Smoke Detection					•	
Under Construction	100%					D

lechanical	Current Repair	Future l	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source						
Natural Gas	100%	2033	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$8,600	В
	Other Observation, Extent: Light	ht, Area Affected :	100%			
	Location : 2nd Floor Mechani	cal Room				
	Explanation: One Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$1,300	В
Terminal Devices						
Air Handler	80%	2018	\$86,400	1	\$8,600	В
Convector/Radiator	20%	2028	* *	1	\$1,100	В

Air Conditioning

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	0-2	\$119,700	2024	\$399,000	2	\$900	В
2 2	R-22 Refri	gerant, Ex	tent : Light, Area Ą	ffected :	100%			
	Location	: Ac Units	2nd Floor Mechan	ical Roc	m			
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d: 100%			
	Location	: 2nd Floo	or Boiler Room					
	Explanat	ion : Obso	lete					
Heat Rejection	-							
Air Condenser Unit	100%			2031	* *	2	\$12,100	В
Ventilation							•	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,700	В
Exhaust Fans								
Interior	30%			2018	\$6,600	2	\$200	В
Roof	70%			2028	* *	2	\$400	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		В
Water Heater								
Gas Fired	100%			2022	\$4,700	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			Extent : Severe, Are	a Affecte	d : 100%			
		: 1-3 Floo						
	Explanat	ion : 1 Un	it					

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

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

Page: 10

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : BLOOMINGDALE BRANCH LIBRARY
Address : 150 WEST 100TH ST. @ AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 20,986 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 27-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1852 Lot : 49 BIN : 1055906

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$78,800
Interior Architecture		\$49,500
Electrical	\$41,100	\$51,400
Mechanical		\$337,000
Total	\$41,100	\$516,700
Priority A		\$78,800
Priority B	\$41,100	\$388,400
Priority C		\$49,500
Total	\$41.100	\$516,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$34,400			
Interior Architecture	\$7,000	\$4,200	\$600	\$6,400
Electrical	\$500	\$600	\$700	\$24,900
Mechanical	\$2,600	\$2,300	\$9,900	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,400	\$11,100	\$15,200	\$37,500
Priority A	\$34,400			
Priority B	\$11,500	\$6,800	\$14,600	\$34,900
Priority C	\$2,600	\$4,200	\$600	\$2,600
Total	\$48,400	\$11,100	\$15,200	\$37,500



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

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

Asset #: 4220

Architecture	Current Re	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	5 0/		LIDE	ماد ماد	-	Φ.Σ. 200	
Glazed Ceramic Panel	5%		LIFE	* *	5	\$5,300	A
Masonry: Brick	95%		LIFE	**	5	\$21,400	A
	Jnt Mortar Miss/Erod,		te, Area A	ffected: 25%			
	Location: Througho		1.00	1000/			
	Other Observation, Ex	_	Affected	: 100%			
	Location: Througho						
**** 1	Explanation : In Con	tract For Repoini	ting				
Windows	100% 0-2	\$10,400	2039	* *	_	¢2 100	A
Aluminum	Unit Inoperable, Exten				5	\$2,100	Α
	Location: 2nd Floor		ги Ајјесте	u . 1070			
	Other Observation, Ex		Affactad	. 100%			
	Location: Througho		Ајјестеи	. 100/0			
	Explanation: In Con		omont				
Parapets	Ехриниион : Ти Соп	iraci I or Repiace	meni				
Masonry: Brick	90% 0-2	\$15,100	LIFE	* *	5	\$2,200	A
Wasomy. Brick	Jnt Mortar Miss/Erod,			ffected : 15%	5	Ψ2,200	7.1
	Location : Througho		,	gycerea (1270			
Pre-Cast Concrete	10%		LIFE	* *	5	\$1,600	A
Roof						+-,	
Copper/Terne	5% Now	\$1,100	2038	* *			A
11	Water Penetration, Ex			cted : 20%			
	Location : Over Eme		00				
Roll Roofing	95% Now	\$7,900	2022	\$78,800	5	\$14,500	A
non nooning	Blisters, Extent : Light	. ,		Ψ70,000	5	Ψ1 1,500	11
	Location : Next To B						
nterior							
Floors							
Carpet	20%		2024	\$30,700	3	\$10,300	C
	Recent Replace Evider	_	Area Affe	cted : 100%			
	Location: 1st Floor,	2011					
Carpet	20%		2019	\$30,700	3	\$7,700	C
Cast in Place Concrete	5%		LIFE	* *	5	\$2,800	C
Ceramic Tile	5%		2026	* *	5	\$1,300	C
Terrazzo	10%		LIFE	* *	5	\$2,000	C
Vinyl Tile	20%		2031	* *	3	\$1,900	C
	Recent Replace Evider		Area Affe	cted : 100%			
	Location: 1st Floor,	2011					
Vinyl Tile	20%		2023	\$49,500	3	\$1,900	С
Interior Walls					_		
Ceramic Tile	5%		2026	* *	5	\$700	C
Gypsum Board	35%		LIFE	* *	5	\$3,000	C
Plaster	50%		LIFE	* *	5	\$2,100	C
SGFT/Glazed Masonry	10%		LIFE	* *			C

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

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

Asset #: 4220

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Ceilings								
AcousTileConcealSpLn	20%			2028	* *	5	\$6,400	В
AcousTileSusp.Lay-In	5%			2028	* *	5	\$1,300	В
Exposed Concrete	60%			LIFE	* *	5	\$2,400	В
Plaster	10%	Now	\$4,500	LIFE	* *	5	\$1,600	В
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	cted : 10%			
	Location	: Rear Em	ergency Stairwell					
	Paint Peel	ing, Extent	: Moderate, Area	Affected	: 5%			
	Location	: Rear Em	ergency Stairwell					
Wood	5%			LIFE	* *	5	\$11,200	В

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts		•				
Raceway						
Conduit	50%	2033	* *	1		В
Conduit	50%	2023	\$12,300	1		В
Panelboards						
Molded Case Bkrs	50%	2022	\$11,400	5	\$200	В
Molded Case Bkrs	50%	2022	\$11,400	5	\$200	В
Wiring						
Thermoplastic	30%	2023	\$7,900	1		В
Thermoplastic	70%	2033	* *	1		В
Motor Controllers						
Locally Mounted	100%	2021	\$15,700	5	\$100	В
Ground						
Grounding Devices						
Not Accessible	100%					D
Lighting						
Interior Lighting						
Fluorescent	50%	2023	\$51,400	10	\$7,900	В
		ent : Moderate, Area Aff	ected : 100%			
	Location : Throughou					
	Explanation: Using T	T-12 Lamps				
Fluorescent	40%	2018	\$41,100	10	\$6,300	В
		ent : Moderate, Area Aff	ected : 100%			
	Location: Throughou	ıt				
	Explanation: Using T	T-12 Lamps				
HID	5%	2018	\$3,600	10		В
Incandescent	5%	2018	\$5,100	2		В
Egress Lighting						
Emergency, Service	30%	2023	\$900	1		В
Exit, Service	70%	2018	\$2,000	1		В
Exterior Lighting						
HID	100%	2018	\$7,200	10	\$100	В

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

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

Asset #: 4220

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2023	\$17,900	1	\$1,900	В
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2028	* *	1-3	\$3,200	В

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2043	**	1		В
			Extent : Severe, Are	a Affecte	ed: 100%			
		n : Basemen			I 1.1 D '11'			
<u> </u>	Explana	tion : Heat	Supplied From Adj	oining E	lealth Building			
Conversion Equipment Steam Boiler	100%			2028	* *	1	\$17,000	В
Steam Boner			Extent : Severe, Are			1	\$17,000	D
		n : Basemen		и пуресте	a. 10070			
			Boiler Located In A	diacent	Health Ruildino			
Distribution	Explana	iton . One I	South Eccured In 11	active crit	Treatm Buttaing			
Steam Piping/Pump	100%			2033	* *	4	\$800	В
Terminal Devices							+ + + + + + + + + + + + + + + + + + + +	
Convector/Radiator	100%			2021	\$186,700	1	\$5,600	В
Air Conditioning					· · · · · · · · · · · · · · · · · · ·		. ,	
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2023	\$91,200	2	\$1,100	В
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	ı:Roof						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$22,300	В
Ventilation								
Distribution	400				de de		40.400	_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,600	В
Exhaust Fans	1.000/			2022	Φ1 5 7 00	2	Φ.5.0.0	ъ
Roof	100%			2023	\$15,700	2	\$500	В
Plumbing								
H/C Water Piping	100%			2023	\$50,000	1		В
Brass/Copper	100%			2023	\$59,000	1		Ď
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100%			LIFE		1		ם
Cast Iron	100%			LIFE	* *	1		В
Cast IIOII	10070			LILL		1		D

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

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

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

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : BRONX LIBRARY CENTER REFERENCE CENTER
Address : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE

Borough : BRONX Agency's Number : N/A
Program / Asset # : NPL0017.000 / 13852 Yr Built/Renovated : 2006 /

Area Sq Ft : 74,476 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 23-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4m,4,5

Block : 3154 Lot : 83 BIN : 2827656

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture	\$98,700	
Electrical		\$55,900
Total	\$98,700	\$55,900
Priority B	\$39,900	\$55,900
Priority C	\$58,800	
Total	\$98,700	\$55,900

Total	\$256,100	\$97,900	\$92,300	\$47,600
Priority C	\$74,500	\$13,700	\$30,800	
Priority B	\$88,100	\$72,500	\$61,500	\$47,600
Priority A	\$93,500	\$11,700		
Total	\$256,100	\$97,900	\$92,300	\$47,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$48,400	\$19,700	\$30,600	\$19,200
Electrical	\$12,800	\$9,900	\$13,200	\$10,600
Interior Architecture	\$83,600	\$38,800	\$30,800	
Exterior Architecture	\$93,500	\$11,700		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 13852

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior							•	
Exterior Walls								
Concrete Masonry Unit	43%		LIFE	* *	5	\$37,900	A	
Concrete Masonry Unit	5% Nov	. ,	LIFE	* *	5	\$2,200	Α	
	_	Extent : Moderate, A	rea Affec	ted : 10%				
		Facade At Base						
		Erod, Extent : Modera	te, Area A	Affected : 10%				
	Location: Wes	Facade At Base						
Metal Panel	5%		2050	* *	5-10	\$24,300	A	
Metal Sect. OHD	2%		2041	* *	5	\$4,400	A	
Granite Panels	20%		LIFE	* *	5	\$21,200	A	
Window Wall	25%		2050	* *	5	\$66,200	A	
Windows								
Aluminum	100%		2046	* *	5	\$4,100	Α	
Parapets								
Concrete Masonry Unit	35%		LIFE	* *	5-10	\$12,600	A	
Metal/Glass Curt Wall	10%		2050	* *	5	\$2,500	A	
Metal Panel	5%		2050	* *	5	\$1,300	A	
Metal Rail	5%		2041	* *	5-10	\$5,900	A	
Metal: Cage/Fence	10%		2041	* *	5-10	\$5,100	A	
Stucco Cement	35%		2041	* *	5	\$5,900	A	
Roof								
Metal Panel	60%		2041	* *	10	\$34,200	A	
Modified Bitumen	30%		2032	* *	10	\$9,300	A	
Skylight, Metal/Glass	10%		2050	* *	10	\$10,400	A	
nterior								
Floors								
Carpet	30%		2025	* *	3	\$41,000	C	
Cast in Place Concrete	15%		LIFE	* *	5	\$59,800	C	
Ceramic Tile	5%		2037	* *	5	\$4,600	C	
Sheet Vinyl/Rubber	40%		2032	* *	5	\$54,700	C	
Terrazzo	10%		LIFE	* *	5	\$14,300	C	
Interior Walls								
Ceramic Tile	3%		2037	* *	5	\$2,300	C	
Glass: Single Pane	5%		LIFE	* *	5	\$5,700	C	
Gypsum Board	70%		LIFE	* *	5-10	\$90,900	C	
Metal Panel	10%		LIFE	* *	10	\$3,400	C	
Granite Panels	2%		LIFE	* *	10	\$600	C	
Wood	10%		LIFE	* *	5	\$61,100	C	
Ceilings						· · · · · · · · · · · · · · · · · · ·		
AcousTileSusp.Lay-In	55%		2041	* *	5	\$50,200	В	
Exposed Struc: Steel	5%		LIFE	* *	10	\$9,100	В	
Gypsum Board	20%		LIFE	* *	5-10	\$62,700	В	
Plywood/Hardboard	20%		2050	* *	1	,,	В	

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

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

Asset #: 13852

Electrical	Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2044	* *	5	\$300	В	
	Other Observation, E		Area Affe	ected : 100%				
	Location : Electrica		. 1 @ 10	000 4				
Transformers	Explanation : Main	service Swiich Ka	iea & 40	000 Amperes				
Dry Type	100%		2037	* *	5	\$200	В	
Dry Type	Other Observation, E	Extent : Moderate. A		ected : 100%	3	Ψ200	Ъ	
	Location : Electrica		17 000 1 1990	. 100,0				
	Explanation: 45 K	va, 208/120v						
Switchgear / Switchboard								
Fused Disc Sw	100%		2044	* *	5	\$300	В	
Raceway								
Conduit	100%		2044	* *	1		В	
Panelboards							_	
Fused Disc Sw	10%		2040	* *	5	\$100	В	
Molded Case Bkrs	90%		2040	* *	5	\$1,500	В	
Wiring	400-						_	
Thermoplastic	100%		2044	* *	1		В	
Motor Controllers	1000/		2025	* *	~	# 400	ъ	
Locally Mounted	100%		2037	* *	5	\$400	В	
Grounding Davises								
Grounding Devices Generic	100%		LIFE	* *	5	\$1,800	В	
Stand-by Power	100/0		LIIL			Ψ1,000		
Transfer Switches								
Automatic	100%		2037	* *	1	\$18,800	В	
Generators						. , , , , , , , , , , , , , , , , , , ,		
Diesel	100%		2033	* *	1	\$23,600	В	
	Other Observation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Electrica	al Room						
	Explanation : Emer	rgency Generator R	Rated @ 3	569 Kva				
Batteries	400-7			.	_	4	_	
Lead/Acid	100%		2018	\$600	5	\$2,300	В	
Fuel Storage	1000/		20.53	a. •	~	4.00 0	ъ	
Main Tank	100%	7 . M. L	2052	**	5	\$1,800	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: 250 (
Lighting	Елрипаноп : 230 С	занов Сарасну						

Lighting

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

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

Asset #: 13852

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	70%	2029	* *	10	\$39,100	В		
	T-8 Lamps, Extent : Moderate, Ar							
	Location : Throughout The Build	ling						
Fluorescent	30%	2029	* *	10	\$16,800	В		
	Other Observation, Extent : Mode	rate, Area Affected : 10	00%					
	Location: Throughout The Build	ling						
	Explanation: Compact Fluoresc	ent Lamps						
Egress Lighting								
Emergency, Service	50%	2029	* *	1		В		
Exit, LED	50%	2052	* *	1		В		
Exterior Lighting								
HID	50%	2029	* *	10	\$100	В		
Incandescent	50%	2029	* *	2	\$100	В		
Lightning Protection								
Arresters/Cabling								
Generic	100%	2052	* *	5	\$1,800	В		
Alarm								
Security System								
Generic	100%	2029	* *	1	\$22,800	В		
	Other Observation, Extent: Mode	rate, Area Affected : 10	00%					
	Location: Throughout The Build	ling						
	Explanation: C C T V Surveilla	nce Cameras						
Fire/Smoke Detection								
Generic	100%	2029	* *	1-3	\$37,600	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Build	ling						
	Explanation : Strobe Lights, Ma	nual Pull Station, Horn	s And Sm	oke Detec	ctors			

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
leating							
Energy Source							
Natural Gas	100%	2050	* *	1		В	
Conversion Equipment							
Hot Water Boiler	100%	2037	* *	1	\$30,200	В	
	Other Observation, Extent : Light, Ar	ea Affected : 10	0%				
	Location: Basement Boiler Room						
	Explanation: 9 Small Units						
Distribution							
Hot Wtr Piping/Pump	100%	2046	* *	4	\$3,000	В	
Terminal Devices							
Air Handler	70%	2032	* *	1	\$26,400	В	
Convector/Radiator	30%	2037	* *	1	\$5,900	В	

Air Conditioning

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

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

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

Asset #: 13852

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Energy Source	1.000/			2046	* *	1		D	
Electricity Conversion Equipment	100%			2046		1		В	
Reciprocating Compr/Chiller	100%			2029	* *	1	\$28,300	В	
Compile inner	R-22 Refra		tent : Light, Area A	ffected :	100%				
	Other Obs		Extent : Light, Area	Affected	: 100%				
	Explana	tion : 12 U	nits						
Distribution Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$4,500	В	
Terminal Devices Air Handler/Cool/Ht	100%			2032	* *	1	\$37,700	В	
Heat Rejection Air Condenser Unit	100%			2029	* *	2	\$42,500	В	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$53,800	В	
Exhaust Fans	000/			2022	* *	2	¢1.700	D	
Interior Roof	90% 10%			2032 2029	**	2 2	\$1,700 \$200	B B	
Plumbing	1070			202)			Ψ200		
H/C Water Piping Brass/Copper	100%			2050	* *	1		В	
Water Heater Electric	100% Other Obs	ervation, E	Extent : Light, Area	2022 Affected	\$10,900 : 100%	4	\$400	В	
	Location	: Various							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s) Rigid Piping	100%			2029	* *	4	\$1,300	В	
Sewage Ejector(s) Electric	100%			2032	* *	4	\$2,000	В	
Backflow Preventer Generic	100%			2032	* *	1	\$3,800	В	
Fixtures Generic	100%			2002			ψ3,000	В	
T 1 T.	100/0								

Vertical Transport

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

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

Mechanical	Current Repair	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location: (2) C-5 (1) C-	-4					
	Explanation: 3 Units, 2 Pa	ublic, 1 Staff					
Fire Suppression							
Standpipe							
No Component	50%					D	
Generic	50%	2050	* *	1-5	\$15,400	В	
	Other Observation, Extent :	Other Observation, Extent: Light, Area Affected: 50%					
	Location : Emergency Sta	irways					
	Explanation: Emergency	Stairways Only					
Sprinkler							
Generic	100%	2050	* *	1-2	\$17,100	В	
Fire Pump							
Generic	100%	2033	* *	1	\$11,400	В	

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Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING

Address : 42 ST. & 5TH AVE. @ BRYANT PARK

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 646,680 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Jul-2012 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4

Block : 1257 Lot : 1 BIN : 1034194

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$659,900	\$730,100
Interior Architecture	\$618,200	\$2,543,900
Electrical	\$1,779,400	\$6,924,500
Mechanical	\$171,400	\$7,583,500
Total	\$3,228,900	\$17,782,100
Priority A	\$659,900	\$730,100
Priority B	\$1,950,800	\$14,971,800
Priority C	\$618,200	\$2,080,200
Total	\$3,228,900	\$17,782,100

Priority B Priority C	\$211,500	\$310,900 \$61,100	\$286,800 \$25,100	\$389,900 \$50,700
Priority A		\$18,800		\$40,800
Total	\$211,500	\$390,700	\$311,900	\$481,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$132,200	\$206,600	\$201,600	\$241,900
Electrical	\$55,600	\$55,800	\$61,500	\$93,400
Interior Architecture		\$85,800	\$25,100	\$81,600
Exterior Architecture		\$18,800		\$40,800
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1924

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls	0.004				de de	_	4.5 0.000		
Masonry: Marble	98%			LIFE	**	5	\$178,900	A	
	-	pair Eviden : Throughd	t, Extent : Light, A	rea Affec	rted : 35%				
Window Wall	2%	. Inroughe	oui ————————————————————————————————————	2043	* *	5	¢19 200	Α.	
Windows Wall	2%			2043		3	\$18,300	A	
Bronze/Brass	100%			2031	* *	5	\$403,200	A	
Parapets	10070			2031			Ψ+03,200	71	
Masonry: Marble	95%			LIFE	* *	5	\$69,100	A	
		pair Eviden	t, Extent : Light, A		rted : 50%		. ,		
	Location	: Through	out						
Metal Rail	5%			2028	* *	5-10	\$52,200	A	
Roof							·		
Copper/Terne	30%			2038	* *	10	\$153,800	A	
			xtent : Moderate, A	Area Affe	cted : 100%				
	Location	: Througho	out						
	Explana	tion : Sealed	d With A Rubbery	Сотроин	ıd.				
Copper/Terne	30%			2038	* *	10	\$153,800	A	
IRMA/Protected	5%			2023	\$104,100	10	\$10,300	A	
Membrane									
Metal Panel	5%			2036	* *	10	\$18,800	A	
Modified Bitumen	15%			2033	* *	10	\$30,800	A	
	-		nt, Extent : Light,	Area Affe	ected : 100%				
		: East Side							
Single Ply Membrane	5%			2023	\$39,700	10	\$10,300	A	
Skylight, Metal/Glass	5%	Now	\$150,700	2033	* *			A	
			ctent : Moderate, A	rea Affe	cted : 10%				
		: Bartos Re	oom						
Sloped Glazing	5%			LIFE	* *	5	\$136,700	A	
nterior									
Floors	1.007			2022	\$450.500	2	Φ111 c00		
Carpet	10%			2022	\$479,500 * *	3	\$111,600	C	
Cast in Place Concrete	5%			LIFE	* *	5	\$81,400	C	
Ceramic Tile Cork Tile	3% 7%			2032 2033	* *	5 5	\$22,300 \$45,600	C C	
Marble Panels	45%	Now	\$548,500	LIFE	* *	5 5	\$45,600 \$251,100	C	
iviatule Pallels			\$348,300 Extent : Moderate			3	\$431,100	C	
		crumbung, : Corridor.		, ліец Аў	jecieu . 10/0				
Quarry Tile	5%			2028	* *	5	\$55,800	С	
Vinyl Tile	15%			2023	\$1,159,800	3	\$41,800	C	
	15/0			4114.1	$\psi_{1,1}, 0,000$	J	MAT*000	\sim	

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

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

Asset #: 1924

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Interior Walls							
Ceramic Tile	5%		2026	* *	5	\$47,800	C
Concrete Masonry Unit	5%		LIFE	* *	5	\$19,100	C
Glass: Single Pane	5%		LIFE	* *	5	\$35,800	C
Gypsum Board	5%		LIFE	* *	5	\$28,700	C
Metal Panel	5%		LIFE	* *			C
Marble Panels	30%		LIFE	* *			C
Plaster	25%		LIFE	* *	5	\$71,600	C
Plaster	10%		LIFE	* *	5	\$28,700	C
Wood	10%		LIFE	* *	5	\$382,100	C
Ceilings							
AcousTileConcealSpLn	5%		2028	* *	5	\$61,800	В
AcousTileSusp.Lay-In	5%		2036	* *	5	\$49,500	В
Gypsum Board	5%		LIFE	* *	5	\$61,800	В
Masonry: Infill Arch	5%		LIFE	* *			В
Masonry: Marble	20%		LIFE	* *	1		В
Metal Panel	5%		LIFE	* *	5	\$61,800	В
Plaster	40%		LIFE	* *	5	\$247,300	В
Plaster	15%		LIFE	* *	5	\$92,800	В

Electrical	Current Repair	Future Repla	acement	M	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Over 600 Volts									
Service Equipment									
Not Accessible	100%					D			
Transformers									
Dry Type	100%	2028	* *	3	\$3,000	В			
	Other Observation, Extent : M	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room								
	Explanation : 4- 750 Kva, 4	160/480/208 Volts							
Feeders									
Cable	100%	2031	* *	1		В			
Raceway									
Conduit	100%	2033	* *	1		В			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2043	* *	5	\$1,200	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room	1							
	Explanation : Main Service	Protector Rated @ 4000 A	mps						
Fused Disc Sw	50%	2043	* *	5	\$1,200	В			
	Other Observation, Extent : M	Ioderate, Area Affected : I	100%						
	Location: Electrical Room 2								
	Explanation : Main Service	Protectors Rated @ 3000	Amps And	2500 Am	ps				

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

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

Electrical		Current F	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%			2028	* *	5	\$2,000	В	
	Location	: Electrica	Extent : Moderate, 1 ul Room Kva, 112 Kva, 93 K						
Switchgear / Switchboard									
Fused Disc Sw	30%			2043	* *	5	\$700	В	
Fused Disc Sw	50%			2033	* *	5	\$1,200	В	
Fused Disc Sw	20%			2023	\$84,500	5	\$500	В	
Raceway									
Conduit	60%			2023	\$352,300	1		В	
Conduit	40%			2043	* *	1		В	
Panelboards									
Fused Disc Sw	20%			2022	\$118,200	5	\$2,500	В	
Molded Case Bkrs	20%			2022	\$118,200	5	\$2,800	В	
Molded Case Bkrs	60%			2039	* *	5	\$8,400	В	
Wiring Braided Cloth	20%	2-4	\$132,900	2048	**	1		В	
		Aged, Exte	ent : Moderate, Are ions		ed : 100%				
Thermoplastic	40%			2043	* *	1		В	
Thermoplastic	40%			2023	\$265,700	1		В	
Motor Controllers									
Locally Mounted	10%			2028	* *	5	\$400	В	
Locally Mounted	10%			2021	\$111,300	5	\$400	В	
Motor Control Center	70%			2028	* *	5	\$10,100	В	
Motor Control Center	10%			2040	* *	5	\$1,400	В	
Ground									
Grounding Devices									
Not Accessible	50%							D	
Generic	50%			LIFE	* *	5	\$3,900	В	
Stand-by Power									
Transfer Switches									
Automatic	100%			2028	* *	1	\$163,300	В	
Generators									
Diesel	100%			2026	* *	1	\$204,900	В	
			Extent : Moderate, 1	Area Affe	ected : 100%				
		: Generate							
	Explana	tion : Emer	gency Diesel Gene	rator Ra	ted @ 500 Kw				
Batteries Nickel Cadmium	100%			2018	\$700	5	\$118,000	В	

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

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

Asset #: 1924

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage	500/	2020	* *	5	¢40,100	D
Day Tank	50% Other Observation, Extent : Moderate	2039 Area Affe		5	\$49,100	В
	Location: Generator Room	, 11100111110	cica . 10070			
	Explanation : No Available Rating C	Capacity				
Main Tank	50%	2038	* *	5	\$7,800	В
	Other Observation, Extent : Moderate		cted : 100%	_	4.,000	
	Location: Generator Room					
	Explanation: 800 Gallons Capacity					
Lighting						
Interior Lighting						_
Fluorescent	50%	2023	\$1,711,700	10	\$242,700	В
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Offices					
Electronic	Explanation: T-8 Lamps	2022	¢171 200	10	\$24.200	D
Fluorescent	5% Other Observation, Extent: Moderate	2023	\$171,200	10	\$24,300	В
	Location: Reading Area And Audito		ciea . 100%			
	Explanation: Compact Fluorescent					
Fluorescent	30%	2018	\$1,027,000	10	\$145,600	В
Puolescent	Other Observation, Extent : Moderate			10	\$143,000	ь
	Location: Offices	, 1110011990	. 10070			
	Explanation: T-12 Lamps					
Fluorescent	5%	2028	* *	10	\$24,300	В
1 Idolescent	Other Observation, Extent : Moderate		cted : 100%	10	Ψ21,300	D
	Location : Offices	, 33				
	Explanation : T-5 Lamps					
Incandescent	10%	2023	\$342,300	2	\$1,200	В
Egress Lighting			· · · · · · · · · · · · · · · · · · ·		. ,	
Emergency, Battery	20%	2028	* *	10	\$25,600	В
Exit, LED	30%	2051	* *	1		В
Exit, Service	50%	2028	* *	1		В
Exterior Lighting						
Fluorescent	100%	2018	\$342,100	10	\$48,500	В
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Outside Light Poles	7				
Marm	Explanation: Compact Fluorescent	Lamps				
Alarm Security System						
No Component	70%					D
Generic	30%	2023	\$597,200	1	\$59,400	В
Conorio	Other Observation, Extent : Moderate			1	ψυ, του	D
	Location : Hallways	,				
	Explanation: C C T V Surveillance	Cameras				

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

Asset #: 1924

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2023	\$2,725,900	1-3	\$130,700	В
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Hallways And Mechanical	Spaces				
	Explanation: Strobe Lights, Manual	Pull Static	ons, Horns			

Mechanical		Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating			·				
Energy Source							
Utility Steam	90%		2033	* *	1		В
Electricity	10%	•	2033	* *	1		В
Conversion Equipment							
Heat Exchanger	80%		2019	\$112,300	1	\$209,900	В
Pres. Reducing Valve/LP	10%		2032	* *	5	\$3,100	В
Steam							
No Component	10%						D
Distribution							
Hot Wtr Piping/Pump	50%		2031	* *	4	\$19,600	В
Steam Piping/Pump	50%	1	2033	* *	4	\$13,100	В
Terminal Devices							
Air Handler	45%		2023	\$1,436,800	1	\$147,400	В
Convector/Radiator	40%	1	2028	* *	1	\$68,500	В
Fan Coil Unit/Heat	10%	1	2023	\$886,700	1	\$17,100	В
Unit Heater-Stm/HW	5%		2031	* *	4	\$3,600	В
Air Conditioning							
Energy Source							
Electricity	100%	1	2031	* *	1		В
Conversion Equipment							
Centrifugal, Elec Chiller	35%)	2026	* *	1	\$200,600	В
	Other Ob	servation, Extent : Light,	Area Affected	: 35%			
	Location	n : Basement					
	Explana	ution : R123 Refrigerant					
Reciprocating	20%	ı	2023	\$446,700	1	\$49,100	В
Compr/Chiller						,	
	R-22 Refr	rigerant, Extent : Light, A	rea Affected :	20%			
	Location	n : Basement					
No Component	10%	<u> </u>					D
Under Construction	35%						D
Distribution	2270						
Chilled Wtr Pipe/Pump	90%	1	2033	* *	4	\$23,500	В
No Component	10%				-	+==,=00	D

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

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

Asset #: 1924

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

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

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NEW YORK PUBLIC LIBRARY - 035 CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	95%						D
Generic	5%		2043	* *	1-2	\$7,400	В

Page: 29

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : COUNTEE CULLEN BRANCH LIBRARY

Address : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 23,345 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 26-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2m,2,3

Block : 1920 Lot : 26 BIN : 1058275

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$611,800	
Interior Architecture		\$90,900
Electrical		\$11,400
Mechanical	\$107,000	
Total	\$718,900	\$102,300
Priority A	\$611,800	
Priority B	\$107,000	\$11,400
Priority C		\$90,900
Total	\$718,900	\$102,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$28,800			
Interior Architecture	\$5,000	\$13,000	\$1,500	\$14,200
Electrical	\$600	\$600	\$600	\$15,700
Mechanical	\$24,700	\$3,000	\$5,700	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$63,100	\$20,500	\$11,700	\$36,800
Priority A	\$28,800			
Priority B	\$29,300	\$7,600	\$10,300	\$36,800
Priority C	\$5,000	\$13,000	\$1,500	
Total	\$63,100	\$20,500	\$11,700	\$36,800



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

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

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Est	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior									
Exterior Walls					_				
Cast in Place Concrete	2%		LIFE	* *	5	\$2,900	Α		
Masonry: Brick	30%	***	LIFE	* *	5	\$8,700	A		
Masonry: Brick	65% Now	\$128,000	LIFE	* *	5	\$18,900	Α		
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Chimney								
	Jnt Mortar Miss/Erod, E Location : East Facade		e, Area A	Affected : 50%					
	Worn/Eroded, Extent : M Location : West Facad	Ioderate, Area A	Affected .	: 25%					
Slate Panels	3% Now	\$53,000	LIFE	* *	5	\$700	A		
	Broken/Missing Element Location: Window Sili		e, Area	Affected : 100%					
	Cracking/Crumbling, Ex Location: Window Sili		ea Affec	ted : 100%					
	Spalling, Extent : Severe Location : Window Sili		50%						
Windows									
Aluminum	40% Now	\$15,600	2039	* *	5	\$1,600	A		
	Broken/Missing Element Location: 3rd Floor W		erate, Ar	ea Affected : 10%					
	Hardware Missing, Exte Location : 3rd Floor W		rea Affe	cted : 10%					
G. I			20.40	* *		Ф20, 200			
Steel	60% 0-2 Corrosion/Rusting, Exter		2048 a Affected		5	\$30,200	A		
	Location : East Facade								
	Deteriorated Finish, Ext Location : East Facado		ea Affect	ed : 100%					
	Thermally Inefficient, Ex Location : East Facado		, Area Aj	ffected : 100%					

Architecture	Current Rep	oair	Futur	e Replacement	M	Maintenance		
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior								
Parapets								
Cast Stone/Terra Cotta	3%		LIFE	* *	5	\$800	A	
Masonry: Brick	25% Now	\$6,100	LIFE	* *	5	\$900	A	
	Loose/Delam Surface, E			ffected : 25%				
	Location : Interior Fac	-	-					
	Spalling, Extent: Model			Ó				
	Location : Interior Fac	ce Of North Pard	apet					
Masonry: Brick	65% Now	\$47,600	LIFE	* *	5	\$2,400	A	
•	Jnt Mortar Miss/Erod, H	Extent : Moderat	e, Area A	Affected : 50%				
	Location: East And W	est Parapets						
	Spalling, Extent : Model	rate, Area Affect	ed : 25%	,)				
	Location : East And W							
	Worn/Eroded, Extent : M	Moderate, Area A	Affected .	35%				
	Location : East And W		55					
Masonry: Limestone	2% Now	\$900	LIFE	* *	5	\$100	A	
wasomy. Emicstone	Jnt Mortar Miss/Erod, E	7.00		Affected · 25%	3	Ψ100	11	
	Location: Coping At I			gjeerea . 2370				
	Caulking Deteriorated,	-		Affected · 25%				
	Location: Coping At I			Tyjeerea . 2570				
M 10 10 D				* *				
Metal Security Bars	2% Now	\$3,100	2063				A	
	Corrosion/Rusting, Exte		і Ајјестес	a: 30%				
	Location : At Roof Ove			.cc . 1 250/				
	Loose/Miss Fasteners, H		e, Area A	ffected: 25%				
	Location : At Roof Ove	er Mezzanine						
Metal: Cage/Fence	3% Now	\$200	2028	* *	5	\$400	Α	
	Corrosion/Rusting, Exte	nt : Moderate, A	rea Affe	cted : 25%				
	Location : At West Par	•						
	Deteriorated Finish, Ex		Area Aff	ected : 25%				
	Location: At West Par	rapet						

Asset #: 4221

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof							
Modified Bitumen	93% Now	\$92,300	2033	* *			A
Modified Bruffen	Blisters, Extent : Se Location : Over To Patching Evident, E	vere, Area Affected . hird Floor 'xtent : Light, Area A	25%	0%			71
	Location: Throug Ponding, Extent: M Location: Over To	oderate, Area Affec	ted : 50%				
	Seams Open/Split, E Location : Over To	hird Floor					
	Water Penetration, Location: Over 31		Area Affect	ed : 10%			
Panel/Paver: Cer/Brk	5% Now Cracking/Crumbling Location: Small S	\$9,000 3, Extent : Moderate Jection Over Mezzan		* * ected : 25%			A
	Miss/Damaged Flas Location : Small S	hings, Extent : Mod ection Over Mezzan		a Affected : 25%			
	Worn/Eroded, Exter Location : Small S	nt : Moderate, Area . 'ection Over Mezzan		25%			
Skylight, Metal/Glass	2%		2033	* *	10	\$900	A
terior							
Floors	70%		2022	\$139,200	3	\$35,000	C
Carpet	Recent Replace Evident, Extent: Light, Area Affected: 75% Location: 1st Thru 3rd Floor						
	Staining/Discoloring Location: Baseme		, Area Aff	ected : 25%			
Cast in Place Concrete	5%		LIFE	* *	5	\$3,600	С
Ceramic Tile	5%		2032	* *	5	\$1,700	C
Terrazzo	5% 0-2 Cracking/Crumbling Location : Stairs	\$5,000 g, Extent : Moderate	LIFE , Area Affa	* * ected : 10%	5	\$1,300	С
Vinyl Tile	15%		2023	\$48,100	3	\$1,900	С
Interior Walls							
Ceramic Tile	3%		2026	* *	5	\$2,600	C
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,700	C
Gypsum Board	82%		LIFE	* *	5	\$42,800	C
Plaster	10%		LIFE	* *	5	\$2,600	С
Ceilings							
AcousTileSusp.Lay-In	85%		2028	* *	5	\$28,300	В
Gypsum Board	10%		LIFE	* *	5	\$4,200	В
Plaster	5%		LIFE	* *	5	\$1,000	В

Electrical	Current Repair			Future Replacement Maintenance			aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

Asset #: 4221

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Fused Disc Sw	Location:	vation, Extent : Moderate, A Electrical Room on : Two 400 Amps Main Di			5	\$100	В
Raceway	-						
Conduit	70%		2043	* *	1		В
Conduit	30%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	70%		2039	* *	5	\$400	В
Molded Case Bkrs	30%		2022	\$6,800	5	\$200	В
Wiring					_		_
Thermoplastic	70%		2043	**	1		В
Thermoplastic	30%		2023	\$7,900	1		В
Motor Controllers	600 /		2026	* *	~	#100	ъ.
Locally Mounted	60%		2036		5	\$100	В
Locally Mounted Ground	40%		2021	\$6,300	5	\$100	В
Grounding Devices Generic	Location:	vation, Extent : Moderate, 2 Basement on : Water Main	LIFE Area Affe	* * ected : 100%	5	\$300	В
Lighting	-						
Interior Lighting							
Fluorescent	Location:	vation, Extent : Moderate, A Throughout on : Using T-8 Lamps	2028 Area Affe	* * ected : 100%	10	\$14,900	В
Fluorescent	10%		2023	\$11,400	10	\$1,800	В
	Location:	vation, Extent : Moderate, 1 Basement on : Using T-12 Lamps	Area Affe	ected : 100%			
HID	2%		2028	* *	10		В
Incandescent	3%		2028	* *	2		В
Egress Lighting							
Emergency, Service	50%		2028	* *	1		В
Exit, Service	50%		2028	* *	1		В
Exterior Lighting							
HID	100%		2028	* *	10	\$100	В
Alarm Security System	-0						
No Component	70%		2022	* *		#2.10 0	D
Generic	30%		2033	* *	1	\$2,100	В
Fire/Smoke Detection	700/						ъ
No Component	70%		2033	* *	1.2	\$2.600	D B
Generic	30%		2033	471-	1-3	\$3,600	Ď

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

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

Asset #: 4221

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	400							_
Natural Gas	100%			2043	* *	1		В
Conversion Equipment	1.000/	NT	¢107.000	20.42	* *	1	Φ1 7 .000	ъ
Steam Boiler	100%		\$107,000	2043		1	\$17,000	В
		iervanion, E 1 : Boiler R	Extent : Moderate, A	Area Ајје	ciea : 100%			
			oom its - Inadequate He	at Outnu	<i>t</i>			
Distribution	Ехріапа	uon . 4 On	ns - Inaaequate He	аі Ошри	<u>t</u>			
Steam Piping/Pump	100%	Now	\$15,400	2033	* *	4	\$900	В
Steam 1 iping/1 ump			: Moderate, Area A		5%	7	Ψ200	Ъ
			ıd Condensate Reti					
Terminal Devices		· T· ·· · · · ·						
Air Handler	40%			2031	* *	1	\$4,700	В
Convector/Radiator	60%			2036	* *	1	\$3,700	В
Air Conditioning	3070						42,730	
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	35%			2031	* *	2	\$400	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	:Roof						
	Explana	tion : Refri	gerant Type 410a					
No Component	65%							D
Terminal Devices								
Fan Coil - Cooling	35%			2031	* *	1	\$2,200	В
No Component	65%							D
Heat Rejection								
Air Condenser Unit	35%			2031	* *	2	\$4,700	В
No Component	65%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,700	В
Exhaust Fans								
Roof	100%			2023	\$17,500	2	\$600	В
Plumbing								
H/C Water Piping	<i>-</i> -			20:-				_
Brass/Copper	20%			2043	* *	1		В
Galv Iron/Steel	80%			2036	* *	1		В
Water Heater	1000			2021	Φ = 400	2	***	ъ
Gas Fired	100%			2021	\$5,100	2	\$300	В
Sanitary Piping	10001			TIPP	* *	1		D
Cast Iron	100%			LIFE	~ *	1		В
Storm Drain Piping	1000/			LIDE	* *	1		D
Cast Iron	100%			LIFE	· · · ·	1		В
Sump Pump(s)	100%			2015	\$6,300	4	\$2,000	В
Submersible								

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

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

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 100%	ó			
	Location : B, 1, M, 2, 3					
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
No Component	85%					D
Generic	15%	2043	* *	1-2	\$800	В

Page: 36

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : HAMILTON GRANGE BRANCH LIBRARY
Address : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 23,520 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 15-Jul-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 2077 Lot : 26 BIN : 1061938

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$235,300	
Interior Architecture	\$128,900	
Electrical		\$61,200
Mechanical		\$345,400
Total	\$364,200	\$406,600
Priority A	\$235,300	
Priority B		\$406,600
Priority C	\$128,900	
Total	\$364.200	\$406,600

Total	\$172,300	\$12,900	\$20,700	\$9,400
Priority C	\$48,900		\$2,200	\$700
Priority B	\$89,400	\$12,900	\$18,500	\$8,700
Priority A	\$34,000			
Total	\$172,300	\$12,900	\$20,700	\$9,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$28,300	\$2,800	\$12,300	\$2,800
Electrical	\$3,700	\$1,800	\$2,200	\$1,900
Interior Architecture	\$102,300	\$4,300	\$2,200	\$700
Exterior Architecture	\$34,000			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4224

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance				
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior								•			
Exterior Walls						_					
Masonry: Brick	65%	Now	\$68,200	LIFE	* *	5	\$9,300	A			
	-	Spalling, Extent : Moderate, Area Affected : 25% Location : East Facade,West Facade, North Facade									
		Worn/Eroded, Extent: Moderate, Area Affected: 25%									
			cade,West Facade,								
Masonry: Granite	2%			LIFE	* *	5	\$400	A			
Masonry: Limestone	28%			LIFE	* *	5	\$6,000	A			
Metal Panel	5%			2034	* *	5-10	\$4,900	A			
Windows											
Wood	100%	Now	\$109,200	2049	* *	5	\$16,000	A			
	-		nt : Moderate, Area	ı Affected	d : 50%						
		: Through									
	-	-	nt : Moderate, Ared	ı Affected	d : 25%						
		: North Fo		. 4 4	CC4-1-500/						
		inejjicieni : North F	, Extent : Moderate	e, Area A	<i>пестеа : 30%</i>						
			icaae t : Moderate, Area .	Affected	. 50%						
	•	: North F		пусстей	. 5070						
Parapets											
Masonry: Brick	65%	Now	\$24,200	LIFE	* *	5	\$1,700	A			
•	Spalling, I	Spalling, Extent: Moderate, Area Affected: 25%									
		Location: East Facade, West Facade, North Facade									
		Worn/Eroded, Extent: Moderate, Area Affected: 25%									
	Location	: East Fac	cade,West Facade								
Masonry: Limestone	20%			LIFE	* *	5-10	\$6,200	A			
Metal Panel	5%			2044	* *	5	\$500	A			
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	A			
Slate	5%			LIFE	* *	5	\$200	A			
Roof Modified Bitumen	50%			2029	* *	10	\$7,300	A			
Modified Bitumen	50%	2-4	\$57,900	2029	* *	10	\$7,300	A			
Modified Bitumen					ffected : 25%			71			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% Location : Over Old Apartment										
	Seams Open/Split, Extent : Moderate, Area Affected : 15%										
	=	-	d Apartment								
	Water Pen	etration, E	Extent : Moderate, A	Area Affe	cted : 20%						
	Location : Over Old Apartment										
			: Moderate, Area								
	Location	: Over Ol	d Apartment And F	irst Floo	r						

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nterior										
Floors										
Cast in Place Concrete	10%			LIFE	* *	5	\$12,600	C		
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%					
	Location	ı : Air Cond	litioning Room In I	Basemeni	t					
Ceramic Tile	5%			2033	* *	5	\$1,400	С		
Vinyl Tile	50%			2029	* *	3	\$5,400	C		
Wood	30%	Now	\$40,000	2039	* *	5	\$8,100	C		
	Deteriorated Finish, Extent: Severe, Area Affected: 100%									
	Location: 3rd Floor									
	Staining/L	Discoloring,	Extent : Moderate	e, Area Ą	ffected : 50%					
	Location	a: 3rd Floo	r							
Wood	5%	Now	\$33,300	2064	* *	5	\$1,400	С		
	Dry Rot/L	ecay, Exte	nt : Severe, Area A	ffected : .	50%					
	Location	Location: Old Apartment								
	Split/Crac	ked, Extent	: Severe, Area Aff	ected : 50	0%					
	Location	i : Old Apa	rment							
Interior Walls										
Ceramic Tile	3%			2037	* *	5	\$900	C		
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,300	C		
Glass: Single Pane	2%			LIFE	* *	5	\$900	C		
Gypsum Board	60%			LIFE	* *	5-10	\$29,900	C		
Masonry: Brick	5%	Now	\$21,700	LIFE	* *			C		
	Diagonal Cracks, Extent: Moderate, Area Affected: 3%									
	Location: Chimney At Fourth Floor									
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
		ı : Basemen								
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%					
	Location	ı : Basemen	nt .							
Plaster	15%	Now	\$26,400	LIFE	* *	5	\$1,300	С		
	Cracking/Crumbling, Extent: Severe, Area Affected: 50%									
	Location : Air Conditioning Equipment Room In Basement And Fourth Floor									
	Deteriora	ted Finish,	Extent : Severe, Ar	ea Affeci	ted : 50%					
	Location: Air Conditioning Equipment Room In Basement, 3rd And 4th Floors									
	Water Per	netration, E	xtent : Severe, Are	a Affecte	d : 25%					
	Location	ı : Air Cond	litioning Equipmen	ıt Room l	In Basement					
Plaster	5%	Now	\$29,300	LIFE	* *	5	\$400	С		
	Broken/M		ents, Extent : Seve	re, Area	Affected : 50%					
	Location: Olde Apartment									
	Loose/Dei	lam Surface	, Extent : Severe, A	Area Affe	cted : 50%					
		ı : Old Apa								

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

Asset #: 4224

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2041	* *	5	\$8,700	В
Glass: Susp Panels	5%			LIFE	* *	10	\$1,100	В
Gypsum Board	20%			LIFE	* *	5-10	\$19,900	В
Plaster	40%			LIFE	* *	5-10	\$19,900	В
Plaster	5%	Now	\$27,100	LIFE	* *	5	\$900	В
	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Old Apar	rtment					
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d : 25%			
	Location	: Old Apar	rtment					

Current Repair	Futur	e Replacement	Ma	aintenance			
% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
	•				•		
100%	2024	\$3,300	5	\$500	В		
Other Observation, Extent : Moderate, Area Affected : 100%							
Location : Electrical Room	ı						
Explanation : No Namepla	te Ratings Available						
100%	2024	\$48,800	5	\$500	В		
30%	2024	\$8,000	1		В		
70%	2044	* *	1		В		
5%	2040	* *	5		В		
35%	2023	\$8,600	5	\$200	В		
60%	2040	* *	5	\$300	В		
40%	2024	\$11,400	1		В		
60%	2044	* *	1		В		
100%	2022	\$17,000	5	\$100	В		
100%					D		
	% of Fail Date Estim Total (Years) 100% Other Observation, Extent: Location: Electrical Room Explanation: No Namepla 100% 30% 70% 5% 35% 60% 40% 60%	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% 2024 Other Observation, Extent: Moderate, Area Affe Location: Electrical Room Explanation: No Nameplate Ratings Available 100% 2024 30% 2024 70% 2044 5% 2040 35% 2023 60% 2040 40% 2024 60% 2044 100% 2024	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY 100% 2024 \$3,300 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: No Nameplate Ratings Available \$48,800 30% 2024 \$8,000 70% 2044 ** 5% 2040 ** 35% 2023 \$8,600 60% 2040 ** 40% 2044 ** 40% 2044 ** 100% 2044 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2024 \$3,300 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: No Nameplate Ratings Available 100% 2024 \$48,800 5 30% 2024 \$8,000 1 70% 2044 ** 1 5% 2024 \$8,600 5 35% 2023 \$8,600 5 60% 2040 ** 5 40% 2024 \$11,400 1 60% 2044 ** 1 100% 2024 \$17,000 5	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY Cycle (Yrs) Estimated Cost (Yrs) 100% 2024 \$3,300 5 \$500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : No Nameplate Ratings Available \$48,800 5 \$500 30% 2024 \$8,000 1		

Lighting

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

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

Asset #: 4224

Electrical	Current R	Current Repair		e Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting									
Interior Lighting									
Fluorescent	30%		2029	* *	10	\$5,300	В		
	T-8 Lamps, Extent: M		ected : 10	00%					
	Location : Througho	out The Building							
Fluorescent	10%		2019	\$12,500	10	\$1,800	В		
	T-12 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Basement	· 							
Fluorescent	10%		2029	* *	10	\$1,800	В		
	T-5 Lamps, Extent : M		ected : 10	00%					
	Location : 3rd Floor	•							
Fluorescent	50%		2029	* *	10	\$8,800	В		
	Other Observation, Ex		Area Affe	cted : 100%					
	Location: Reading A								
	Explanation: Compo	act Fluorescent Li	ght Fixtu	ires					
Egress Lighting	500 /		2020	ale ale	4.0	Φ2 200			
Emergency, Battery	50%		2029	* *	10	\$2,300	В		
Exit, Service	50%		2029	* *	1		В		
Exterior Lighting	1000/		2024	¢12.400	10	¢1 000	D		
Fluorescent	100%	tout Modonato	2024	\$12,400	10	\$1,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Front And Rear Only								
	Explanation : Compo	•	oht Fixtu	ures					
Alarm	Ехрининон : Сотр	aci I inoresceni Li	giii I ixii	163					
Security System									
Generic	100%		2029	* *	1	\$7,200	В		
	Other Observation, Ex	ctent : Moderate, A	Area Affe	cted : 100%		, , , , , ,			
	Location: Througho								
	Explanation: CCT	V Surveillance C	ameras						
Fire/Smoke Detection									
Generic	100%		2029	* *	1-3	\$11,900	В		
	Other Observation, Ex		Area Affe	cted : 100%					
	Location : Througho								
	Explanation : Strobe	Lights, Smoke De	etectors A	and Manual Pull S	tations				

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2022	\$53,800	1	\$9,500	В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Basement Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 4224

Mechanical		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$120,200	4	\$1,400	В
Terminal Devices								_
Air Handler	80%			2032	* *	1	\$9,500	В
Convector/Radiator	20%			2029	* *	1	\$1,300	В
Air Conditioning								
Energy Source	100%			2032	* *	1		В
Electricity	100%			2032		1		Б
Conversion Equipment Reciprocating Compr/Chiller	50%			2019	\$40,600	1	\$4,500	В
2000 - F. 2000-00			tent : Light, Area A nt & 3rd Floor	Affected :	50%			
Ext Pkg Unit - Cooling	20%			2019	\$22,100	2	\$200	В
	R-22 Refrig		tent : Light, Area A 90f	Affected :				
Ext Pkg Unit - Cooling	30%			2032	* *	2	\$400	В
	R-134a Ref Location .		Extent : Light, Are	a Affected	1:30%			
Terminal Devices								
Direct Expansion	50%			2019	\$37,100	1		В
No Component	50%							D
Heat Rejection Remote Air Cond	50% Broken, Ex Location .		\$14,300 ere, Area Affected	2024 20%	\$71,500	2	\$5,400	В
No Component	50%							D
Ventilation Ventilation	3070							<u>D</u>
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,000	В
Exhaust Fans								
Interior	60%			2024	\$15,900	2	\$400	В
Roof	40%	Now	\$2,300	2024	\$7,600	2	\$200	В
	Location .		ere, Area Affected	: 20%				
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		В
Water Heater								
Gas Fired	100%			2022	\$5,600	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron			\$1,700 : Moderate, Area			1		В
			nside West Wall M					

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

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

Mechanical	Current Repair	Future Rep	olacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Sump Pump(s)								
Submersible	100%	2017	\$6,800	4	\$2,000	В		
	Other Observation, Extent : Light	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Basement Fan Room							
	Explanation: 1 Unit							
Fixtures								
Generic	100%					В		
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *			C		
	Other Observation, Extent : Light	, Area Affected : 100	%					
	Location: B-3							
	Explanation : One Unit							
Fire Suppression								
Sprinkler								
No Component	80%					D		
Generic	20%	2044	* *	1-2	\$1,100	В		

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Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : JEFFERSON MARKET BRANCH LIBRARY

Address : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.

Borough : MANHATTAN Agency's Number : J01

Area Sq Ft : 20,735 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Jul-2013 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 606 Lot : 1 BIN : 1082668

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$35,200
Interior Architecture	\$48,200	\$237,500
Electrical		\$181,900
Mechanical	\$56,900	
Total	\$105,100	\$454,700
Priority A		\$35,200
Priority B	\$56,900	\$181,900
Priority C	\$48,200	\$237,500
Total	\$105,100	\$454,700

Total	\$293,500	\$12,400	\$18,300	\$14,400
Priority C	\$82,100			\$2,900
Priority B	\$134,500	\$12,400	\$15,800	\$11,600
Priority A	\$76,900		\$2,500	
Total	\$293,500	\$12,400	\$18,300	\$14,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$41,100	\$4,100	\$7,400	\$2,900
Electrical	\$11,800	\$400	\$500	\$700
Interior Architecture	\$155,900			\$2,900
Exterior Architecture	\$76,900		\$2,500	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior									
Exterior Walls	5 0/		LIDE	ale ale	10	ф 22.7 00			
Cast Iron	5%		LIFE	* *	10	\$23,700	A		
Masonry: Brick	75% Recent Repair Evident, E Location : Throughout	Extent : Light, A	LIFE rea Affec		5	\$64,900	A		
Masonry: Granite	5% Recent Repair Evident, E Location : Throughout	Extent : Light, A	LIFE rea Affec	* * ted : 66%	5	\$3,200	A		
Masonry: Sandstone	15% Recent Repair Evident, E Location : Throughout	Extent : Light, A	LIFE rea Affec	* * ted : 66%	5	\$9,700	A		
Windows									
Aluminum	75%		2032	* *	5	\$5,000	A		
Aluminum	Location : Basement	Air Infiltration, Extent : Moderate, Area Affected : 40% Location : Basement Glazing Clouded, Extent : Moderate, Area Affected : 40%							
Aluminum	15% 2-4 Other Observation, Exter Location: Second Floo Explanation: These Ar	r And Above			5	\$500	A		
Roof	Explanation . These Ar	e Siainea Gias.	s window.	3					
Copper/Terne	15% Recent Replace Evident, Location : Throughout	Extent : Light,	2039 Area Affe	* * cted : 100%	10	\$9,900	A		
Slate	85% Now Cracking/Crumbling, Ext Location: At Various I Water Penetration, Exten Location: Throughout	Locations					A		
Interior									
Floors				_	-		_		
Cast in Place Concrete	5%		LIFE	* *	5	\$5,600	C		
Terrazzo	5%	#10.500	LIFE	**	5	\$2,000	C		
Vinyl Tile	40% 2-4 Cracking/Crumbling, Ext Location: Throughout	_	2024 ea Affecte	\$105,600 d: 20%	3	\$3,800	С		
Vinyl Tile	50% 2-4 Cracking/Crumbling, Ext Location: Throughout	\$13,200 tent : Light, Are	2024 ea Affecte	\$132,000 d:20%	3	\$4,800	С		

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

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

Asset #: 13343

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Interior Walls									
Gypsum Board	10%		***	LIFE	* *	5-10	\$7,700	C	
Masonry: Brick	20%	4+	\$33,700	LIFE	**			C	
			: Severe, Area Affe	ected : 30)%				
		: Basemen							
Masonry: Fieldstone	2%	4+	\$5,000	LIFE	* *			C	
		Other Observation, Extent : Severe, Area Affected : 10%							
		: Basemen							
		ion : Efflor	resence, Water Pen						
Masonry: Limestone	10%			LIFE	* *	10	\$1,800	C	
Plaster	53%	Now	\$48,200	LIFE	* *	5	\$7,200	C	
			ents, Extent : Mod	erate, Ar	ea Affected : 10%				
			Floor Toilet						
		_	Extent: Moderate		ffected : 10%				
	Location : Second Floor Toilet And Fire Stair								
	Water Penetration, Extent : Severe, Area Affected : 30% Location : Basement Storage Room, 1st Floor Reading Room And Fire Stair								
	Location	: Basemen	t Storage Room, 1s	st Floor l	Reading Room And	l Fire Sta	ıir		
Wood	5%			LIFE	* *	5	\$18,200	С	
Ceilings									
Masonry: Infill Arch	10%	Now	\$16,100	LIFE	* *			В	
	Int Mortar	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location	: Through	out						
Plaster	60%			LIFE	* *	5-10	\$27,800	В	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%				
	Location	: 2nd Floo	or Auditorium, 1st 1	Floor Red	ading Room And 3	rd Floor	Mens Staff Toilet		
Plaster	25%	Now	\$28,300	LIFE	* *	5	\$4,200	В	
			Extent : Moderate		ffected : 30%		¥ ·,=30	_	
	_	_	Ceiling And Walky	-	-	itorium			
Wood	5%			LIFE	* *	5	\$23,600	В	
**************************************	370			LILE		5	Ψ23,000	<u> </u>	

lectrical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5	\$100	В
	Other Observation, Extent: Modera	ite, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : No Rating Available	,				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$81,300	5	\$500	В
Raceway						
Conduit	100%	2024	\$19,500	1		В

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

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

Asset #: 13343

Electrical	Current Repair	Repair Future Replacement Maintenanc		Maintenance		e	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Panelboards							
Molded Case Bkrs	95%	2023	\$35,100	5	\$400	В	
Molded Case Bkrs	5%	2032	* *	5		В	
Wiring							
Braided Cloth	70% 2-4 \$ Insulation Aged, Extent : Mod Location : Throughout	511,000 2049 erate, Area Affected	* * : 100%	1		В	
Rubber	10%	2023	\$1,600	1		В	
Thermoplastic	20%	2024	\$3,200	1		В	
Motor Controllers							
Locally Mounted	100%	2022	\$6,700	5	\$100	В	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$500	В	
	Other Observation, Extent : M Location : Boiler Room	loderate, Area Affect	ed : 100%				
	Explanation : Connected Wi	th Main Water Pipe					
Lighting							
Interior Lighting							
Fluorescent	90%	2024	\$25,500	10	\$14,000	В	
	Other Observation, Extent : M Location : Throughout Explanation : T-12 Lamps	loderate, Area Affect	ed : 100%				
Incandescent	10%	2019	\$2,800	2		В	
Egress Lighting							
Exit, Service	50%	2024	\$1,500	1		В	
Exit, Battery	50%	2024	\$7,700	10	\$600	В	
Exterior Lighting							
HID	100%	2024	\$3,700	10	\$100	В	
Alarm							
Security System							
No Component	80%					D	
Generic	20%	2029	* *	1	\$1,300	В	
Fire/Smoke Detection						·	
No Component	70%					D	
Generic	30%	2019	\$65,600	1-3	\$3,200	В	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Under Construction	100%						D
Conversion Equipment							
Under Construction	100%						D

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 13343

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Distribution								
Hot Wtr Piping/Pump	60%			2032	* *	4	\$800	В
Steam Piping/Pump	40%			2034	* *	4	\$300	В
Terminal Devices								
Convector/Radiator	10%			2037	* *	1	\$600	В
No Component	40%							D
			Extent : Light, Area	Affected	!: 0%			
		: Basemen						
	Explana	tion : Air H	landlers Are Cover	ed Unde	r A C Section. 2 U	nits Out	Of 3 Are Out	
No Component	50%							D
	Other Obs	ervation, E	Extent : Light, Area	Affected	!: 0%			
	Location	::.						
	Explana	tion : Fan (Coil Units Are Cov	ered Und	der A C Section			
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chille		2-4	\$56,900	2039	* *	1	\$16,500	В
		_	tent : Light, Area A	ffected :	100%			
			n Basement					
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Basemen						
	Explana	tion : Obso	lete Chillers					
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,300	В
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$26,900	2029	* *	1	\$4,700	В
	-		ent : Severe, Area A					
	Location	: 20f 3 Ou	t In Basement Chil	ler Roon	ı And One In Lobb	y Ceiling		
Fan Coil - Cool/Heat	50%			2029	* *	1	\$2,800	В
Heat Rejection								
Water Cool Tower	100%			2029	* *	2	\$17,100	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,000	В
Exhaust Fans								
Roof	10%		\$300	2024	\$1,700	2		В
			t : Severe, Area Aff	ected : 1	0%			
	Location	: Roof						
No Component	90%							D
Plumbing								
H/C Water Piping								

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

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

Mechanical	Current Repair	Future Replacement Maintenance		uture Replacement Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater						
Electric	100%	2022	\$3,300	4	\$100	В
	Other Observation, Extent : Lig Location : Basement Boiler F		1%			
	Explanation: 1 Reserved Ga.	s Fire Unit Not Conn	iected To Flue P	ipe		
Sanitary Piping						
Cast Iron		\$4,600 LIFE	* *	1		В
	On Extended Life, Extent : Mod		l : 15%			
	Location : Drainage, Especia	ılly In Kitchen				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,200	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected : 1	100%			
	Location: B-3					
	Explanation: 2 Units					
Fire Suppression Sprinkler						
No Component	95%					D
Generic	5%	2034	* *	1-2	\$200	В

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

Page: 49

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : KINGSBRIDGE BRANCH LIBRARY

Address : 291 WEST 231 STREET @ CORLEAR AVE

Borough : BRONX Agency's Number : N/A
Program / Asset # : NPL0018.000 / 14728 Yr Built/Renovated : 2011 /

Area Sq Ft : 12,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Jan-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,mez

Block : 5713 Lot : 123 BIN : 2119474

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture	\$35,700	\$35,700
Total	\$35,700	\$35,700
Priority C	\$35,700	\$35,700
Total	\$35,700	\$35,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$15,400			
Interior Architecture	\$74,100	\$500	\$1,400	
Electrical	\$1,200	\$1,100	\$1,100	\$1,000
Mechanical	\$4,200	\$2,400	\$2,000	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,900	\$8,000	\$8,500	\$6,000
Priority A	\$15,400			
Priority B	\$54,700	\$7,500	\$7,100	\$6,000
Priority C	\$28,700	\$500	\$1,400	
Total	\$98,900	\$8,000	\$8,500	\$6,000



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.

	Cur	rent Repair	Future Replacement Maintenance				
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior			•				•
Exterior Walls							
Cast in Place Concrete	20%		LIFE	* *	5	\$13,500	A
Masonry: Brick	25%		LIFE	* *	5	\$3,400	A
Metal Panel	20%		2050	* *	5-10	\$9,300	A
Window Wall	35%		2050	* *	5	\$8,900	A
Parapets							
Masonry: Brick	30%		LIFE	* *	5-10		A
Metal Panel	20%		2050	* *	5		A
Metal Rail	50%		2041	* *	5-10		A
Roof							
IRMA/Protected Membrane	20%		2032	* *	10		A
		ion, Extent : Light, Area est Floor Near Emergend					
IRMA/Protected Membrane	65%		2032	* *	10		A
Tremsrane	Other Observat	ion, Extent : Moderate,	Area Affe	ected · 100%			
	Location : The Explanation :	oughout " Green " Roof Is Cover					
Sloped Glazing		=			5		A
	Explanation :	=	red With I	Planting	5		A
	Explanation :	=	red With I	Planting	5		A
nterior	Explanation :	=	red With I	Planting	5	\$1,600	A C
nterior Floors	Explanation : 15%	=	red With I	Planting **		\$1,600 \$33,300	
Interior Floors Carpet	Explanation: 15% 5% 35% Cracking/Crum	=	LIFE 2025 LIFE LIFE aca Affecta	** ** **	3		С
nterior Floors Carpet	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	LIFE 2025 LIFE tea Affectors	** ** ** ** ed: 10%	3		С
nterior Floors Carpet Cast in Place Concrete	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation:	" Green " Roof Is Cover bling, Extent : Light, Ar est Floor At Column Jun ion, Extent : Moderate,	2025 LIFE 2045 LIFE dea Affectorions Area Affe	** ** ** ** ed: 10%	3 5	\$33,300	C C
Interior Floors Carpet Cast in Place Concrete Cast in Place Concrete	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation: 40%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2015 LIFE ea Affectoctions Area Affe	** ** ** ed: 10% ccted: 100%	3 5	\$33,300	C C
Therior Floors Carpet Cast in Place Concrete Cast in Place Concrete Ceramic Tile	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation:	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 204 LIFE Affectors Area Affect LIFE 2037	** ** ** ed: 10% ected: 100%	3 5	\$33,300 \$38,100 \$1,100	C C
Cast in Place Concrete Carmic Tile Vinyl Tile	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation: 40% 5%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2015 LIFE ea Affectoctions Area Affe	** ** ** ed: 10% ected: 100%	3 5 5	\$33,300	C C
Cast in Place Concrete Cast in Place Concrete Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	Explanation: 15% 5% 35% Cracking/Crum Location: Fir Other Observat Location: The Explanation: 40% 5% 15%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2025 LIFE tea Affectorions Area Affe LIFE 2037 2032	** ** ** ed: 10% ected: 100%	3 5 5 3	\$33,300 \$38,100 \$1,100 \$1,200	C C C
Cast in Place Concrete Cast in Place Concrete Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation: 40% 5% 15%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2025 LIFE ea Affectorions Area Affe LIFE 2037 2032 LIFE	** ** ** ed: 10% ected: 100% ** **	3 5 5 3	\$33,300 \$38,100 \$1,100 \$1,200 \$20,700	C C C C
Cast in Place Concrete Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation: 40% 5% 15% 50% 5%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2025 LIFE ea Affectoctions Area Affe LIFE 2037 2032 LIFE 2037	** ** ** ed: 10% ** ** ** ** **	3 5 5 5 3 10 5	\$33,300 \$38,100 \$1,100 \$1,200 \$20,700 \$800	C C C C
Cast in Place Concrete Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Ceramic Tile Concrete Ceramic Tile	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation: 40% 5% 15% 50% 5% 10%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2025 LIFE ea Affectoctions Area Affe LIFE 2037 2032 LIFE 2037 LIFE	** ** ** ed: 10% ** ** ** ** **	3 5 5 5 3 10 5 5	\$33,300 \$38,100 \$1,100 \$1,200 \$20,700 \$800 \$1,300	C C C C
Cast in Place Concrete Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Glass: Single Pane	Explanation: 15% 5% 35% Cracking/Crum Location: Fir Other Observat Location: The Explanation: 40% 5% 15% 50% 5% 10% 5%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2025 LIFE rea Affectoctions Area Affe LIFE 2037 2032 LIFE 2037 LIFE LIFE LIFE LIFE	** ** ** ed: 10% ** ** ** ** ** **	3 5 5 5 3 10 5 5 5	\$33,300 \$38,100 \$1,100 \$1,200 \$20,700 \$800 \$1,300 \$1,200	C C C C C C C
Cast in Place Concrete Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Ceramic Tile Concrete Masonry Unit	Explanation: 15% 5% 35% Cracking/Crum Location: Fin Other Observat Location: The Explanation: 40% 5% 15% 50% 5% 10%	" Green " Roof Is Cover bling, Extent : Light, Ar sst Floor At Column Jun ion, Extent : Moderate, coughout	2025 LIFE 2025 LIFE ea Affectoctions Area Affe LIFE 2037 2032 LIFE 2037 LIFE	** ** ** ed: 10% ** ** ** ** ** ** **	3 5 5 5 3 10 5 5	\$33,300 \$38,100 \$1,100 \$1,200 \$20,700 \$800 \$1,300	C C C C

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

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

Asset #: 14728

Architecture	Current Repair	Future Repla	Future Replacement		Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
nterior									
Ceilings									
Exposed Concrete	5%	LIFE	* *	5-10	\$1,400	В			
Gypsum Board	10%	LIFE	* *	5-10	\$7,500	В			
	Water Penetration, Extent : Lig	ght, Area Affected : 5%							
	Location : First Floor Near I	East Emergency Exit							
Metal Panel	75%	LIFE	* *	5	\$40,800	В			
Wood	10%	LIFE	* *	5	\$38,100	В			
	Other Observation, Extent : M	oderate, Area Affected : 10	00%						
	Location: Community Room	, Childrens Story Room							
	Explanation : Suspended Wo	od Slat Ceiling							

Current R	epaii	Future Replacement Maintenance				
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
				5		В
		rea Affe	ected : 100%			
Explanation: Main	Service Switch Rat	ed @ 80	00 Amperes			
100%		2050	* *	5		В
100%		2050	* *	1		В
100%		2046	* *	5	\$300	В
100%		2050	* *	1		В
100%		2041	* *	5	\$100	В
100%		LIFE	* *	5	\$300	В
70%		2032	* *	10	\$6,600	В
T-8 Lamps, Extent : Moderate, Area Affected : 100%						
Location: Througho	out The Building					
30%		2032	* *	10	\$2,800	В
Other Observation, Ex	xtent : Moderate, A	rea Affe	ected : 100%			
Location: Througho	out The Building					
Explanation: Comp	act Fluorescent Li	ght Fixtı	ures			
•						
50%		2032	* *	10	\$1,200	В
50%		2032	* *	1	•	В
	100% Other Observation, E. Location: Electrica Explanation: Main 100% 100% 100% 100% 100% 100% 100% Composition: Throughed Explanation: Composition in Composition i	Total (Years) 100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: Main Service Switch Rat 100% 100% 100% 100% 70% T-8 Lamps, Extent: Moderate, Area Affe Location: Throughout The Building 30% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: Compact Fluorescent Light	No of Total Fail Date Estimated Cost Year FY	No of Total Fail Date Estimated Cost Year Estimated Cost Total (Years)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

Asset #: 14728

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Exterior Lighting						
Fluorescent	50%	2032	* *	10	\$500	В
	Other Observation, Extent : Mod	lerate, Area Affected : .	100%			
	Location: Main Entrance					
	Explanation: Compact Fluores	scent Light Fixtures				
HID	50%	2032	* *	10		В
Alarm						
Security System						
Generic	100%	2032	* *	1	\$3,800	В
	Other Observation, Extent : Mod	lerate, Area Affected : 1	100%			
	Location : Inside And Outside T	The Building				
	Explanation : C C T V Surveill	lance Cameras				
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$6,300	В
	Other Observation, Extent : Mod	lerate, Area Affected : .	100%			
	Location : Throughout The Bui	lding				
	Explanation: Strobe Lights, Mo	anual Pull Station, Ala	rm Bells Ar	d Smoke	Detectors	

Mechanical	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		В
Conversion Equipment						
Furnace	100%	2032	* *	1	\$5,100	В
	Other Observation, Extent	0 00	: 100%			
	Location: Part Of Roof	Top Units				
	Explanation: 2 Units					
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		В
Conversion Equipment						
Ext Pkg Unit -	100%	2032	* *	2	\$600	В
Heating/Cooling						
	R-22 Refrigerant, Extent:	Light, Area Affected:	100%			
	Location: 2 Units					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,000	В
Exhaust Fans						
Roof	100%	2032	* *	2	\$300	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2050	* *	1		В

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater						
Electric	100%	2023	\$1,800	4	\$100	В
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Mechanical Room					
	Explanation : One Tank					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2032	* *	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2032	* *	1	\$600	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location : At All Levels					
	Explanation : One Unit					
Fire Suppression						
Chemical System	0.004					
No Component	90%	2022	42.7 00		\$4.400	D
Generic	10%	2023	\$2,500	1-3	\$4,100	В
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Throughout					
	Explanation : Fire Extinguishers					

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

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 138,384 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 27-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1134 Lot : 25 BIN : 1028832

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$498,600	\$282,000
Interior Architecture	\$156,800	\$70,400
Electrical	\$83,800	\$182,300
Total	\$739,100	\$534,700
Priority A	\$498,600	\$282,000
Priority B	\$119,000	\$252,700
Priority C	\$121,600	
Total	\$739,100	\$534,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$107,700	\$7,500	\$4,000	\$44,200
Electrical		\$1,300		\$800
Mechanical	\$22,400	\$17,900	\$26,300	\$29,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$149,900	\$46,400	\$50,100	\$94,800
Priority A				
Priority B	\$42,100	\$38,900	\$46,100	\$58,600
Priority C	\$107,700	\$7,500	\$4,000	\$36,200
Total	\$149,900	\$46,400	\$50,100	\$94,800



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1926

rchitecture		Current F	Repair	Future	Future Replacement Ma		aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior									
Exterior Walls Masonry: Travertine			d, Extent : Moderat	LIFE e, Area Aj	* * ffected : 10%			A	
	Sidewalk	Shed in Use	oui c, Extent : Moderat Along Amsterdam	e, Area A <u>f</u>	fected : 20%				
Pre-Cast Concrete		Cracks, Exte	\$76,000 ent : Moderate, Are out Bulkhead	LIFE a Affected	* *!: 10%	5	\$68,100	A	
Window Wall	35%			2043	* *	5	\$275,200	A	
Windows Aluminum	100%			2039	* *	5	\$3,300	A	
Parapets									
Metal Rail	100%			2036	* *	5-10	\$194,300	A	
Roof Single Ply Membrane		Extent : Mod 1 : Around I	derate, Area Affecto	2028 ed: 10%	* *	10	\$167,000	A	
	Ponding,	Extent : Mo	Auditorium oderate, Area Affec eck, Throughout	ted : 20%					
Skylight, Metal/Glass	5%			2043	* *	10	\$29,300	A	
erior									
Floors Carpet		ded, Extent	\$76,800 : Light, Area Affec out All Floors	2022 cted : 25%	\$383,900	3	\$96,500	C	
Cast in Place Concrete	5%			LIFE	* *	5	\$17,600	C	
Ceramic Tile	5%			2032	* *	5	\$8,000	C	
Terrazzo	Location	Crumbling, 1 : Main Sta				5	\$31,400	С	
			xtent : Moderate, A or Corridor	Area Affec	ted : 5%				
Vinyl Tile	Location	servation, E	\$31,000 Extent : Moderate, A or Backstacks Tiles	2028 Area Affec	* * ted : 25%	3	\$12,100	С	
Wood	5%			2051	* *	5	\$15,100	C	
Interior Walls	- / -			-			, -,		
Cast in Place Concrete	10%			LIFE	* *			C	
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,400	C	
Gypsum Board	15%			LIFE	* *	5	\$7,700	C	
Travertine Panels Plaster	15% 50%			LIFE LIFE	* *	5	\$12,800	C C	

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

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

Asset #: 1926

Architecture		Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileConcealSpLn	35%		2028	* *	5	\$70,400	В
AcousTileSusp.Lay-In	10%		2028	* *	5	\$16,100	В
Exposed Concrete	15%		LIFE	* *	5	\$3,800	В
Gypsum Board	5%		LIFE	* *	5	\$10,100	В
Plaster	35%		LIFE	* *	5	\$35,200	В

lectrical	Current Repair	Futu	re Replacement	М	aintenance			
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment				_		_		
Fused Disc Sw	100%	2023	\$30,800	5	\$500	В		
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%					
	Location: Basement							
T	Explanation: One 5000 Amp Main S	Service						
Transformers	1000/	2026	* *	_	¢400	D		
Dry Type	100%	2036		5	\$400	В		
	Other Observation, Extent: Moderate Location: Basement	, Area Ajje	eciea : 100%					
	Explanation: 2-300 Kva 277/480v							
Switchgear / Switchboard	Explanation . 2- 300 Kva 27//480V							
Fused Disc Sw	90%	2023	\$81,200	5	\$500	В		
rused Disc Sw	Other Observation, Extent : Moderate			3	\$300	Ь		
	Location: Basement	, Агей Аује	естей . 100/0					
	Explanation : Located In The Mecha	mical Roo	111					
Fused Disc Sw	10%	2043	**	5	\$100	В		
Fused Disc Sw				3	\$100	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor A Level							
	Explanation: Located At The First 1	Eloon						
Raceway	Explanation . Localed At The First I	1001						
Conduit	30%	2033	* *	1		В		
Conduit	50%	2033	* *	1		В		
Conduit	20%	2043	\$21,200	1		В		
Panelboards	2070	2023	\$21,200	1		ъ		
Molded Case Bkrs	50%	2031	* *	5	\$1,500	В		
Molded Case Bkrs Molded Case Bkrs	50%	2031	* *	5	\$1,500	В		
Wiring	3070	2039			\$1,500	ъ		
Thermoplastic	30%	2043	* *	1		В		
Thermoplastic	70%	2043	* *	1		В		
Motor Controllers	70/0	2033		1		ъ		
Locally Mounted	50%	2036	* *	5	\$400	В		
Locally Mounted	30%	2028	* *	5	\$200	В		
Locally Mounted	20%	2028	\$32,200	5	\$200 \$200	В		
Locally Mounted	2U70	2021	\$52,200	J	\$200	ט		

Ground

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

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

Asset #: 1926

Electrical	Current Repair	Future Ro	eplacement	Ma	aintenance				
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$1,700	В			
	Other Observation, Extent : M	oderate, Area Affectea	d : 100%						
	Location: Basement								
	Explanation : Water Main								
Lighting									
Interior Lighting									
Fluorescent	85%	2028	* *	10	\$83,800	В			
	Other Observation, Extent : M	oderate, Area Affectea	d : 100%						
	Location : Throughout								
	Explanation: Using T-5 And	T-8 Lamps - All Light	ting Tied Into M	1otorizea	l Control Panel				
HID	5%	2028	* *	10	\$200	В			
Incandescent	10%	2028	* *	2	\$200	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Gallery And Auditorium								
	Explanation : All Incandesce Dimmers Panel Switch	nt Lighting At Auditor	rium And Galle	ry Conto	lled By Lutron				
Egress Lighting									
Emergency, Service	70%	2028	* *	1		В			
Exit, LED	30%	2051	* *	1		В			
Exterior Lighting									
HID	100%	2023	\$47,700	10	\$400	В			
Alarm									
Security System									
Not Accessible	100%					D			
Fire/Smoke Detection									
Not Accessible	100%					D			

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Utility Steam	100%		2043	* *	1		В
Conversion Equipment							
Heat Exchanger	50%		2032	* *	1	\$26,600	В
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Lincoln Center					
	Explana	tion : Equipment Is Located O	utside Tl	he Library			
Pres. Reducing Valve/LP Steam	50%		2032	* *	5	\$3,200	В
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Lincoln Center					
	Explana	tion : Equipment Is Located O	utside Tl	he Library			
Distribution							
Hot Wtr Piping/Pump	30%		2039	* *	4	\$2,400	В
Steam Piping/Pump	70%		2043	* *	4	\$5,600	В

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.

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

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

Asset #: 1926

Mechanical	Current R	epair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Energy Source							
District C.W.	100%		2043	* *	1		В
Distribution							_
Chilled Wtr Pipe/Pump	100%		2043	* *	4	\$8,000	В
Terminal Devices Air Handler/Cool/Ht	100%		2031	* *	1	\$66,500	В
Ventilation	10070					Ψου,ε σο	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$59,900	В
Exhaust Fans	10070					400,000	
Interior	100%		2028	* *	2	\$3,300	В
Plumbing						1 - 1	
H/C Water Piping							
Galv Iron/Steel	100%		2028	* *	1		В
HW Heat Exchanger							
HTHW/HW	100%		2043	* *			В
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Lincoln (Center					
	Explanation: Equip	ment Is Located O	utside Th	ie Library			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sewage Ejector(s)							
Compressed Air	100%		2043	* *	4	\$2,000	В
Backflow Preventer							
Generic	100%		2028	* *	1	\$6,600	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
	Other Observation, E.		Affected	: 100%			
	Location : Basemen						
	Explanation : 4 Uni	ts					
Fire Suppression							
Standpipe	400		20:-				_
Generic	100%		2043	* *	1-5	\$54,300	В
Sprinkler	1007						-
No Component	40%		26.12	ata A		* • • • • • • • • • • • • • • • • • • •	D
Generic	60%		2043	* *	1-2	\$18,100	В
Fire Pump	1.0.007		2022	ata A		# 20.400	ъ
Generic	100%		2032	**	1	\$20,100	В
	Other Observation, E.		Affected	: 100%			
	Location : Lincoln (T *1			
	Explanation: Equip	ment Is Located O	utside Th	ie Library			

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.

Page: 59

Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : MID-MANHATTAN BRANCH LIBRARY

Address : 455 FIFTH AVE. @ E. 40TH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 159,880 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 02-Jun-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph

Block : 869 Lot : 74 BIN : 1017602

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,262,400	\$208,600
Interior Architecture	\$651,700	\$514,300
Electrical	\$159,300	\$1,186,700
Mechanical	\$1,559,000	\$2,011,400
Total	\$3,632,400	\$3,921,000
Priority A	\$1,262,400	\$208,600
Priority B	\$1,938,600	\$3,335,100
Priority C	\$431,400	\$377,300
Total	\$3,632,400	\$3,921,000

Total	\$153,600	\$133,100	\$204,500	\$85,300
Priority C	\$14,300		\$72,400	\$4,900
Priority B	\$132,200	\$119,900	\$127,800	\$80,400
Priority A	\$7,200	\$13,200	\$4,200	
Total	\$153,600	\$133,100	\$204,500	\$85,300
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Mechanical	\$51,600	\$52,100	\$79,200	\$33,700
Electrical	\$42,700	\$29,900	\$10,800	\$8,800
Interior Architecture	\$14,300		\$72,400	\$4,900
Exterior Architecture	\$7,200	\$13,200	\$4,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4226

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Copper/Terne	5%			2041	* *	10	\$11,400	Α
Masonry: Brick	12%			LIFE	* *	5	\$11,700	Α
Masonry: Limestone	58%			LIFE	* *	5	\$42,400	Α
Granite Panels	3%		\$7,200	LIFE	* *	5	\$2,200	Α
			d, Extent : Moderat	e, Area A	Affected : 10%			
	Location	n : Through	out					
Stucco Cement	17%	Now	\$52,700	2034	* *	5	\$20,700	A
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	n : South Fo	acade					
Window Wall	5%			2041	* *	5	\$18,300	Α
Windows								
Aluminum	30%			2037	* *	5	\$8,400	A
Metal Clad	70%	Now	\$1,172,900	2046	* *	5	\$61,100	A
	Corrosion	/Rusting, E	Extent : Moderate, A	rea Affe	cted : 20%			
	Location	n : Bulkhead	d, Floors 3,4,5,6					
	Deformed	l/Dented, E	xtent : Moderate, A	rea Affec	cted : 25%			
	Location	n : Bulkhead	ds					
	Unit Inop	erable, Exte	ent : Moderate, Are	a Affecte	ed : 50%			
	Location	n : Bulkhead	ds, Floors 3,4,5,6					
Parapets								
Copper/Terne	38%			2041	* *	5	\$6,400	A
Copper/Terne	10%			2056	* *	5	\$1,700	A
Masonry: Brick	50%			LIFE	* *	5	\$1,800	A
-	Spalling,	Extent : Lig	ht, Area Affected :	10%				
	Location	n : Interior	Face					
Masonry: Limestone	2%			LIFE	* *	5	\$100	A
Roof								
Modified Bitumen	95%			2026	* *	10	\$36,700	A
Skylight, Metal/Glass	2%			2021	\$105,100	10	\$2,600	A
Skylight, Plastic	3%			2034	* *	1		A

Interior

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

Architecture		Current R	epair	Futur	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	47%			2020	\$549,100	3	\$138,000	C	
Cast in Place Concrete	10%			LIFE	* *	5	\$85,700	C	
			ctent : Severe, Arec		ed: 50%				
			cal Space At Penth						
			xtent : Severe, Are		ed : 50%				
			cal Space At Penth						
	Explana	tion : Water	From Mechanica	l Equipn	nent Is Flooding Fl	loor.			
Ceramic Tile	5%			2030	* *	5	\$9,800	C	
Panel/Paver: Cer/Brk	12%			2037	* *	5	\$52,900	C	
Marble Panels	3%			LIFE	* *	5	\$4,400	C	
Vinyl Tile	15%			2021	\$282,600	3	\$14,700	C	
Vinyl Tile	5%		\$94,200	2031	* *	3	\$3,700	C	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 25%				
	Location	ı : 6th Floor	•						
	Poor Subf	loor Eviden	t, Extent : Modera	te, Area	Affected : 50%				
	Location	ı : 6th Floor	•						
		netration, Ex 1 : 6th Floor	ctent : Moderate, A	Area Affe	ected : 25%				
Wood	3%	Now	\$125,700	2061	* *	5	\$5,500	С	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Penthouses								
	Dry Rot/Decay, Extent: Moderate, Area Affected: 15%								
	Location	i : Penthous	es						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%				
	Location	ı : Penthous	es						
Interior Walls									
Ceramic Tile	5%			2030	* *	5	\$11,400	C	
Concrete Masonry Unit	10%			LIFE	* *	5	\$9,100	C	
Glass: Single Pane	2%			LIFE	* *	5	\$3,400	C	
Gypsum Board	38%			LIFE	* *	5	\$51,900	C	
Masonry: Brick	10%			LIFE	* *			C	
Plaster	10%	Now	\$168,600	LIFE	* *	5	\$6,800	C	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 35%		. ,		
	_	ı : Penthous							
	Deteriorated Finish, Extent: Moderate, Area Affected: 25%								
		ı : Penthous		55					
Plaster	25%			LIFE	* *	5	\$17,100	С	
1 140101	23/0						Ψ17,100		

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

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

Asset #: 4226

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2034	* *	5	\$137,000	В
Exposed Concrete	10%	Now	\$152,400	LIFE	* *	5	\$3,100	В
	Location Exposed I	n : Penthou	ent, Extent : Severe		-			
Gypsum Board	10%			LIFE	* *	5	\$24,500	В
Plaster	10%	Now	\$67,900	LIFE	* *	5	\$12,200	В
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	ı : Penthou.	ses					
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	ı : Stairs						

Electrical	Current Repair Future Replacement Maintenance		aintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$32,900	2051	* *	5	\$300	В
			tent : Moderate, Ar	ea Affec	ted : 100%			
		: Electrica						
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Electrica						
	Explanati	on: Two l	Electrical Services	Rated @	4000 Amps And 2	000 Amp	os .	
Switchgear / Switchboard	4000:	2 1	Φ16 7 3 00	2071	.a	-	**	т.
Fused Disc Sw	100%	2-4	\$105,300	2051	**	5	\$300	В
		-	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Electrica	ıl Room					
Raceway								_
Conduit	20%			2031	* *	1		В
Conduit	80%			2021	\$108,700	1		В
Panelboards								
Fused Disc Sw	5%			2020	\$5,700	5	\$200	В
Molded Case Bkrs	40%			2029	* *	5	\$1,400	В
Molded Case Bkrs	55%			2020	\$62,700	5	\$1,900	В
Wiring								
Braided Cloth	30%	2-4	\$46,100	2046	* *	1		В
			nt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	70%			2031	* *	1		В
Motor Controllers								
Locally Mounted	100%			2019	\$193,300	5	\$900	В
Ground Stround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,900	В

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

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

Asset #: 4226

Electrical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	78%	2021	\$611,100	10	\$93,600	В
	Other Observation, Extent : Moderate		cted : 100%			
	Location: Throughout The Building	7				
	Explanation: Using T-8 Lamps					
Fluorescent	1%	2016	\$7,800	10	\$1,200	В
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: Using T-12 Lamps					
Fluorescent	2%	2021	\$15,700	10	\$2,400	В
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location: Lunch Room					
	Explanation: Using Compact Fluor	rescent Lan	ıps			
Fluorescent	10%	2026	* *	10	\$12,000	В
	Other Observation, Extent : Moderate	e, Area Affe	cted : 100%			
	Location: 5th Floor					
	Explanation: Using T-8 Lamps					
HID	8%	2021	\$44,100	10	\$300	В
Incandescent	1%	2016	\$7,800	2		В
Egress Lighting						
Emergency, Battery	50%	2021	\$27,400	10	\$15,800	В
Exit, LED	5%	2049	* *	1		В
Exit, Service	45%	2021	\$9,900	1		В
Exterior Lighting						
HID	100%	2021	\$55,100	10	\$400	В
Alarm						
Security System						
No Component	40%					D
Generic	60%	2026	* *	1	\$29,400	В
Fire/Smoke Detection						
No Component	20%					D
Generic	80%	2026	* *	1-3	\$64,600	В

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		•				
Energy Source						
Utility Steam	100%	2031	* *	1		В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout					
	Explanation: From Con Edison					
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2024	\$93,500	5	\$7,800	В
Steam						

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

Asset #: 4226

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
					-			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Distribution								
Hot Wtr Piping/Pump	40%			2020	\$302,600	4	\$3,900	В
Steam Piping/Pump	60%			2020	\$630,900	4	\$3,900	В
Terminal Devices	0070			2021	\$050,500		\$3,900	ъ
Air Handler	60%	Now	\$9,700	2016	\$487,200	1	\$43,700	В
All Handler			: Moderate, Area			1	\$43,700	ь
			From Drip Pan	ујестеа.	370			
G		i . Leaking	1 Tom Drip I an	2026	* *		Φ10 c00	- D
Convector/Radiator	25%			2026		1	\$10,600	В
Fan Coil Unit/Heat	15%			2021	\$338,200	1	\$6,400	В
Air Conditioning								
Energy Source	1000/			2021	de de			-
Utility Steam	100%			2031	* *	1		В
Conversion Equipment							4	_
Absorption	100%			2024	\$496,500	1	\$141,700	В
Chiller/Steam/HW								
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$9,700	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	\$639,600	1	\$81,000	В
Heat Rejection								
Water Cool Tower	100%	0-2	\$432,300	2026	* *	2	\$105,300	В
			evere, Area Affecte	d : 40%				
	Location							
			tent : Severe, Area	Affected	: 100%			
	Location	a:Roof						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,900	В
Exhaust Fans								
Interior	90%			2021	\$149,800	2	\$3,600	В
Roof	10%			2021	\$12,000	2	\$400	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	\$19,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070					-		
Rigid Piping	100%			2021	\$10,400	4	\$1,300	В
Sewage Ejector(s)	100/0			2021	Ψ10, 1 00	- T	Ψ1,500	ע
Electric	100%			2021	\$10,400	4	\$1,300	В
Fixtures	100%			2021	\$10,400	+	\$1,500	ם
Generic	100%							В
Ventical Transport	100%							מ

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.

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			C
	Other Observation, Extent : Light Location : B-6 Explanation : 4 Passenger Elev					
Hydraulic	10%	LIFE	* *			
•	Other Observation, Extent : Light Location : B-1 Explanation : 1 Freight	t, Area Affected : 10%				
Escalators						
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent : Light Location : At Front Entrance Explanation : Floors 1 - 2	t, Area Affected : 100%	6			
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$66,100	В
Sprinkler						
Generic	100%	2031	* *	1-2	\$36,700	В

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Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY

Address : 2900 BROADWAY

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : NPL0016.000 / 13638 Yr Built/Renovated : 2001 /

Area Sq Ft : 17,777 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 07-Jul-2011 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Block : 1885 Lot : 7501 BIN : 1057018

CAPITAL

Total

Priority

Total

Electrical Mechanical	\$1,100 \$1,700	\$800 \$2,200	\$14,300 \$2,600	\$1,300 \$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$13,400	\$8,100	\$30,600	\$10,300
Priority B	\$12,300	\$7,000	\$20,800	\$9,200
Priority C	\$1,100	\$1,100	\$9,800	\$1,100



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

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

NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset #: 13638

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2021	\$13,000	3	\$4,400	C
Ceramic Tile	10%			2031	* *	5	\$2,200	C
Panel/Paver: Bluestone	20%			LIFE	* *	5	\$3,300	C
Sheet Vinyl/Rubber	60%			2027	* *	5	\$19,600	C
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$9,900	C
Ceilings								
AcousTileSusp.Lay-In	50%			2035	* *	5	\$10,900	В
Gypsum Board	50%			LIFE	* *	5	\$13,600	В

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$100	В
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Fused Disc Sw	10%	2038	* *	5		В
Molded Case Bkrs	90%	2038	* *	5	\$300	В
Wiring						
Thermoplastic	100%	2042	* *	1		В
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	В
Ground						
Grounding Devices						
Not Accessible	100%					D
ighting						
Interior Lighting						
Fluorescent	20%	2027	* *	10	\$2,700	В
	Other Observation, Extent : Moder	ate, Area Affected	: 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	80%	2027	* *	10	\$10,700	В
	Other Observation, Extent : Moder	ate, Area Affected	: 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2027	* *	1		В
Exit, LED	50%	2050	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10		В

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

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

NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset #: 13638

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm Fire/Smoke Detection							
Generic	100%		2027	* *	1-3	\$9,200	В

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							•
Distribution							
Hot Wtr Piping/Pump	5%		2044	* *	4	\$100	В
No Component	95%						D
Terminal Devices							
Convector/Radiator	5%		2039	* *	1	\$200	В
No Component	95%						D
		Extent : Light, Area	Affected	: 0%			
	Location : Mecha						
	Explanation : Co	vered Under A C Sys	tem				
Air Conditioning							
Distribution Chilled Wtr Pine (Proper	1,000/		2049	* *	Α	¢1 100	P
Chilled Wtr Pipe/Pump	100%		2048		4	\$1,100	В
Terminal Devices Air Handler/Cool/Ht	100%		2030	* *	1	\$9,000	В
All Halldlef/Cool/Ht		Extent : Light, Area			1	\$9,000	Ь
	Location: Basem	_	Ајјестеи	. 100/0			
	Explanation : Me						
Ventilation	Ехрининон : Ме	спанісаі Коот					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,100	В
Exhaust Fans						+ - ,	
Interior	100%		2032	* *	2	\$500	В
Plumbing						<u> </u>	
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
		Extent : Light, Area	Affected	: 100%			
	Location: Basem						
	Explanation: On	e Unit					
Fire Suppression							
Standpipe	100-		-0.1-			*=	_
Generic	100%		2048	* *	1-5	\$7,600	В

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

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

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NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Fire Suppression Sprinkler Generic	100%	2048 **	1-2 \$4,100	В

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Print Date: 05-Sep-2013 **NEW YORK PUBLIC LIBRARY - FY 2014**

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Address : 515 MALCOLM X BOULEVARD @W. 135 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 40,150 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 26-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1920 Lot : 29 BIN : 1058276

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$96,300	\$77,500		
Interior Architecture	\$72,700	\$89,800		
Electrical		\$112,000		
Mechanical		\$35,500		
Total	\$169,000	\$314,800		
Priority A	\$96,300	\$77,500		
Priority B	\$72,700	\$147,500		
Priority C		\$89,800		
Total	\$169,000	\$314,800		

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018	
Exterior Architecture	\$6,000	\$11,500		\$7,600	
Interior Architecture		\$11,700	\$3,000	\$9,000	
Electrical	\$1,400	\$1,500	\$900	\$4,900	
Mechanical	\$16,800	\$16,400	\$17,600	\$8,700	
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900	
Total	\$34,100	\$51,000	\$31,300	\$40,200	
Priority A	\$6,000	\$11,500		\$7,600	
Priority B	\$28,100	\$33,600	\$28,400	\$29,300	
Priority C		\$5,800	\$3,000	\$3,200	
Total	\$34,100	\$51,000	\$31,300	\$40,200	



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

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

NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset #: 1925

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$77,500	Α
Window Wall	5%			2043	* *	5	\$15,300	A
Windows								
Aluminum	Location	ation, Exter a : Through	\$96,300 nt : Moderate, Area out Extent : Moderate, A			5	\$5,000	A
		ietration, E i : Through		неи Ајје	ciea . 1070			
	Weather S	_	g, Extent : Modera	te, Area	Affected : 50%			
Glass Block	5%			LIFE	* *	5	\$300	A
Parapets								
Masonry: Brick	35%			LIFE	* *	5	\$1,100	Α
Metal Rail	35%			2036	* *	5-10	\$19,000	Α
Metal Rail	25%	4+	\$1,600	2028	* *	5	\$5,300	A
	Location	ı : Parapet.	Extent : Moderate, s Above Langston F	Iughes W	7ing			
Pre-Cast Concrete		Crumbling	\$300 , Extent : Light, Are out Coping	LIFE ea Affecte	* * ed : 5%	5	\$900	A
Roof								
Built-Up (BUR)	35%			2023	\$32,600	10	\$6,000	Α
Modified Bitumen	Location Ponding,	Extent : Mod n : Through Extent : Mo	\$4,100 derate, Area Affecto out oderate, Area Affect Rooftop Units					A
erior								
Floors				2622	h-n	-	*	~
Carpet	25%			2022	\$69,600	3	\$17,500	C
Cast in Place Concrete	25%			LIFE	* *	5	\$25,500	C
Ceramic Tile	5%			2032	* *	5	\$2,300	C
Cork Tile	5%			2033	* *	5	\$2,000	C
Marble Panels	5%			LIFE	* *	5	\$1,800	C
Terrazzo	10%			LIFE	* *	5	\$3,600	C
Vinyl Tile	20%			2023	\$89,800	3	\$3,500	C
Wood	5%			2038	* *	5	\$4,400	C

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

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

NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset #: 1925

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$1,200	C
Concrete Masonry Unit	25%			LIFE	* *	5	\$2,500	C
	Effloresce	nce, Extent	: Moderate, Area	Affected .	: 10%			
	Location	a : 4th Floor	r					
Gypsum Board	60%			LIFE	* *	5	\$8,900	С
Metal Panel	5%			LIFE	* *			C
Wood	5%			LIFE	* *	5	\$5,000	C
Ceilings								
AcousTileConcealSpLn	20%	Now	\$72,700	2043	* *	5	\$5,800	В
-	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 35%			
	Location	: 2nd Floo	r Manuscripts Are	a				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	a: 2nd Floo	r Manuscripts Are	a				
AcousTileConcealSpLn	20%			2028	* *	5	\$11,700	В
AcousTileSusp.Lay-In	25%			2036	* *	5	\$11,700	В
Exposed Concrete	30%			LIFE	* *	5	\$2,200	В
Metal Panel	5%			LIFE	* *	5	\$2,900	В

ectrical	Current Repa	ir Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2033	* *	5	\$100	В
	Other Observation, Exten	t : Moderate, Area Affected :	100%			
	Location : Electrical Ro	om				
	Explanation : Main Serv	rice Protector Rated @ 2000	Amps			
Fused Disc Sw	50%	2049	* *	5	\$100	В
	Other Observation, Exten	t : Moderate, Area Affected :	100%		·	
	Location : Electrical Ro	om				
	Explanation : Main Serv	vice Protector Rated @ 2000	Amps			
Switchgear / Switchboard	-		-			
Fused Disc Sw	50%	2033	* *	5	\$100	В
Fused Disc Sw	50%	2049	* *	5	\$100	В
Raceway						
Conduit	80%	2033	* *	1		В
Conduit	20%	2049	* *	1		В
Panelboards						
Fused Disc Sw	5%	2031	* *	5		В
Molded Case Bkrs	85%	2031	* *	5	\$700	В
Molded Case Bkrs	10%	2045	* *	5	\$100	В
Wiring					· · · · · · · · · · · · · · · · · · ·	
Thermoplastic	80%	2033	* *	1		В
Thermoplastic	20%	2049	* *	1		В

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

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

NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset #: 1925

Electrical	Current Repa	air Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Motor Controllers							
Locally Mounted	10%	2036	* *	5		В	
Motor Control Center	90%	2040	* *	5	\$800	В	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$500	В	
	Other Observation, Exter Location : Basement	nt : Moderate, Area Affe	cted : 100%				
	Explanation: Connecte	d To Metal Water Pipe					
Lighting		•					
Interior Lighting							
Fluorescent	60%	2023	\$112,000	10	\$17,200	В	
	Other Observation, Exter		cted : 100%				
	Location: Throughout	=					
	Explanation: T-12 Lan	<u> </u>					
Fluorescent	32%	2031	* *	10	\$9,200	В	
	Other Observation, Exter		cted : 100%				
	Location: Throughout	_					
	Explanation: T-8 Lamp	os .					
HID	3%	2023	\$3,900	10		В	
Incandescent	5%	2023	\$9,300	2		В	
Egress Lighting							
Emergency, Battery	50%	2028	* *	10	\$3,800	В	
Exit, LED	50%	2051	* *	1		В	
Exterior Lighting							
HID	100%	2028	* *	10	\$100	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2031	* *	1	\$3,700	В	
Fire/Smoke Detection					·		
No Component	70%					D	
Generic	30%	2031	* *	1-3	\$6,100	В	

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		В

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

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

NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset #: 1925

Mechanical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Furnace	15% Other Observation, Extent : Lig Location : Part Of A C Units Explanation : 6 Units	2023 ght, Area Affected : 15%	\$6,600	1	\$2,300	В
Steam Boiler	85% Other Observation, Extent: Lig Location: Penthouse Explanation: 2 Units	2040 ght, Area Affected : 100	**	1	\$26,300	В
Distribution	*					
Hot Wtr Piping/Pump Steam Piping/Pump	15% 85%	2039 2033	* *	4 4	\$300 \$1,300	B B
Terminal Devices Air Handler Convector/Radiator	80% 20%	2031 2036	* *	1 1	\$15,400 \$2,000	B B
Air Conditioning Energy Source Electricity	100%	2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	85%	2028	* *	1	\$12,300	В
	R-22 Refrigerant, Extent: Ligh Location: Penthouse Chillers					
Ext Pkg Unit - Heating/Cooling	15% R-22 Refrigerant, Extent: Ligh	2023 t, Area Affected : 100%	\$35,500	2	\$300	В
	Location: Roof					
Distribution Chilled Wtr Pipe/Pump No Component	85% 15%	2043	* *	4	\$2,000	B D
Terminal Devices Air Handler/Cool/Ht	100%	2031	* *	1	\$19,300	В
Heat Rejection Water Cool Tower No Component	85% 15%	2027	* *	2	\$26,700	B D
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,400	В
Exhaust Fans						
Interior Roof	85% 15%	2031 2023	* * \$4,300	2 2	\$800 \$100	B B
Plumbing			. , -		· · · · · ·	
H/C Water Piping Galv Iron/Steel	100%	2036	* *	1		В
Water Heater Gas Fired	100%	2022	\$8,400	2	\$500	В
			. , .			

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

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

NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2043	* *	4	\$4,600	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Submersible	100%	2016	\$6,300	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light,	Area Affected : 1009	%			
	Location: B-4					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
No Component	50%					D
No Component	50%					D
Sprinkler						
No Component	50%					D
Generic	50%	2043	* *	1-2	\$4,400	В
Fire Pump						
Generic	100%	2032	* *	1	\$5,800	В

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

Print Date: 05-Sep-2013 NEW YORK PUBLIC LIBRARY - FY 2014

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Address : 515 MALCOLM X BOULEVARD @W. 135 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 27,540 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 26-Jul-2012 Landmark Status : EXTERIOR LANDMARK

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

Block : 1920 Lot : 29 BIN : 1058276

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,103,800	\$256,000
Interior Architecture		\$40,100
Electrical		\$187,300
Mechanical		\$90,200
Total	\$1,103,800	\$573,600
Priority A	\$1,103,800	\$256,000
Priority B		\$277,500
Priority C		\$40,100
Total	\$1,103,800	\$573,600

Total	\$57,200	\$23,100	\$12,700	\$33,100
Priority C	\$11,500	\$6,400	\$4,500	\$8,500
Priority B	\$23,200	\$16,700	\$8,200	\$10,600
Priority A	\$22,400			\$14,000
Total	\$57,200	\$23,100	\$12,700	\$33,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$2,000	\$2,600	\$3,600	\$3,200
Electrical	\$700	\$1,100	\$600	\$3,500
Interior Architecture	\$28,100	\$15,500	\$4,500	\$8,500
Exterior Architecture	\$22,400			\$14,000
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2824

Architecture	Current	Repair	Future Replacement M		aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls	6504 P.T	\$22.5.200		de de	_	44.50	
Masonry: Brick	65% Now	\$326,300	LIFE	**	5	\$44,500	Α
	Jnt Mortar Miss/Ero Location : Throug		te, Area A	Affected : 30%			
Masonry: Limestone	35% Now	\$656,600	LIFE	* *	5	\$18,000	A
	Jnt Mortar Miss/Ero Location : Throug		te, Area A	ffected : 10%			
Windows							
Wood	100%		2031	* *	5	\$140,800	A
Parapets							
Masonry: Brick	20% Now	\$50,400	LIFE	* *	5	\$3,500	Α
	Jnt Mortar Miss/Ero		e, Area A	Affected : 25%			
	Location: East An	•					
	Vegetation Growth,						
		r Face Of East And					
	Worn/Eroded, Exter	t : Moderate, Area .	Affected :	20%			
	Location: East An	d West Parapets					
Masonry: Limestone	5%		LIFE	* *	5	\$1,100	A
Metal Cornice	25%		2038	* *	10	\$14,000	A
	Other Observation, Location : South F		Area Affe	cted : 100%			
	Explanation: This	Component Is Actu	ally Copp	per Cornice			
Metal Rail	50% Now	\$10,200	2028	* *	5	\$61,400	A
	Corrosion/Rusting,			cted : 10%		, - ,	
	Location : Throug						
Roof							
Built-Up (BUR)	50% Now	\$12,200	2028	* *			A
1 \ /	Vegetation Growth,		a Affecte	d : 20%			
	Location : Highest	Roof, Over 3rd Flo	or				
	Water Penetration,	Extent : Severe, Are	a Affected	d: 10%			
	Location : Highest	Roof, Over 3rd Flo	or				
Built-Up (BUR)	25%		2023	\$30,600	10	\$5,200	A
Built of (Bott)	Ponding, Extent : M	oderate. Area Affec			10	ψ3,200	5,200 A
	Location : Around						
Cement-Fiber Panel	25%	J 1	2019	\$49,000	5	\$3,600	A
Cement-Fibel Failel	25% Worn/Eroded, Exter	nt · Light Area Affec			3	\$3,000	A
			.cu . 23/	U			
 	Location : Sloped I	Koof					

Interior

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

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

Asset #: 2824

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors								
Carpet	30%		\$4,400	2022	\$88,100	3	\$20,500	C
			: Moderate, Area	Affected	: 15%			
	Location	n : Ist Floor	r Schomburg Shop					
Cast in Place Concrete	5%			LIFE	* *	5	\$5,000	C
Ceramic Tile	5%			2032	* *	5	\$2,300	C
Terrazzo	15%			LIFE	* *	5	\$5,300	C
Vinyl Tile	30%	Now	\$7,100	2028	* *	3	\$5,100	C
	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 10%			
	Location	n : 3 Floor (Corridor					
	Deflection	n Evident, E	Extent : Moderate, A	Area Affe	ected : 5%			
	Location	n : 3rd Floo	r Corridor					
Wood	15%			2051	* *	5	\$12,800	С
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$6,700	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,400	C
Gypsum Board	50%			LIFE	* *	5	\$40,100	C
Plaster	35%			LIFE	* *	5	\$14,000	C
Ceilings								
AcousTileSusp.Lay-In	40%			2036	* *	5	\$18,200	В
AcousTileSusp.Lay-In	5%	Now	\$16,600	2043	* *	5	\$1,100	В
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 10%			
	Location	n : 3rd Floo	r Moving Image Ai	ıd Recor	ded Sound Divisio	n Office		
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	eted : 25%			
	Location: 3rd Floor Moving Image And Recorded Sound Division Office							
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d: 20%			
	Location	n : 3rd Floo	r Moving Image Ai	ıd Recor	ded Sound Divisio	n Office		
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	30%			LIFE	* *	5	\$17,100	В
Plaster	20%			LIFE	* *	5	\$5,700	В

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$3,300	5	\$100	В
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Baseme	nt					
	Explanation: 1200) Amps					
Switchgear / Switchboard							
Fused Disc Sw	100%		2023	\$48,800	5	\$100	В
Raceway							
Conduit	90%		2023	\$23,900	1		В
Conduit	10%		2049	* *	1		В

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

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

Asset #: 2824

Electrical	С	Surrent Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%		2031	* *	5	\$500	В	
Molded Case Bkrs	20%		2045	* *	5	\$100	В	
Wiring								
Thermoplastic	80%		2033	* *	1		В	
Thermoplastic	20%		2049	* *	1		В	
Motor Controllers								
Locally Mounted	100%		2021	\$17,000	5	\$200	В	
Ground								
Grounding Devices								
Not Accessible	100%						D	
Lighting								
Interior Lighting								
Fluorescent	95%		2023	\$138,500	10	\$19,600	В	
		vation, Extent : Moderate, A	Area Affe	cted : 100%				
		Throughout The Building						
		n : T-12 Lamps						
HID	5%		2023	\$5,100	10		В	
Egress Lighting								
Emergency, Battery	50%		2028	* *	10	\$2,700	В	
Exit, Service	50%		2028	* *	1		В	
Exterior Lighting								
HID	100%		2023	\$10,300	10	\$100	В	
Alarm								
Security System								
No Component	70%						D	
Generic	30%		2031	* *	1	\$2,500	В	
Fire/Smoke Detection								
No Component	70%						D	
Generic	30%		2031	* *	1-3	\$4,200	В	

Mechanical	Current Repair	Future F	Replacement	M				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating								
Energy Source								
Natural Gas	100%	2043	* *	1		В		
Conversion Equipment								
Furnace	80%	2028	* *	1	\$8,900	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: A C Units							
	Explanation: 2 Units							
No Component	20%					D		

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

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

Asset #: 2824

Mechanical	Currer	nt Repair	Future Replacement Maintenance				
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							•
Distribution							
Hot Wtr Piping/Pump	20%		2031	* *	4	\$300	В
		n, Extent : Light, Area	Affected	: 20%			
	Location : Vario			n			
		pplied From Schombi	ırg Main .	Bldg			
No Component	80%						D
Terminal Devices							
Convector/Radiator	20%		2028	* *	1	\$1,500	В
No Component	80%						D
Air Conditioning							
Energy Source							_
Electricity	100%		2039	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	25%		2021	\$90,200	2	\$400	В
		Extent : Light, Area A	ffected : .	100%			
	Location: Throu	ghout					
Ext Pkg Unit - Cooling	75%		2028	* *	2	\$1,000	В
	R-22 Refrigerant,	Extent : Light, Area A	ffected : .	100%			
	Location: Roof						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,600	В
Exhaust Fans							
Interior	60%		2023	\$18,600	2	\$400	В
Roof	40%		2023	\$8,900	2	\$300	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2028	* *	1		В
Water Heater							
Electric	100%		2022	\$4,300	4	\$100	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2028	* *	4	\$2,000	В
Fixtures	: •					+-,-30	
Generic	100%						В
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			C
11) diadile		, Extent : Light, Area		: 100%			~
		Located In Langston H					
		_	0				
Fire Suppression	Explanation : Or	ne Unit					

Fire Suppression

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

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

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							
No Component	50%						D
Generic	50%		2043	* *	1-5	\$5,700	В
Sprinkler							
No Component	50%						D
Generic	50%		2033	* *	1-2	\$3,200	В

Print Date: 05-Sep-2013 NEW YORK PUBLIC LIBRARY - FY 2014

Asset Name : SCIENCE, INDUSTRY AND BUSINESS LIBRARY
Address : 188 MADISON AVENUE @ EAST 34 STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : NPL0013.000 / 4227 Yr Built/Renovated : 1995 /

Area Sq Ft : 183,000 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2008 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,4,5,M

Block : 864 Lot : 7502 BIN : 1017097

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$363,300
Electrical		\$964,800
Mechanical	\$599,200	\$3,346,200
Total	\$599,200	\$4,674,400
Priority B	\$599,200	\$4,390,800
Priority C		\$283,600
Total	\$599,200	\$4,674,400

Total	\$136,200	\$55,700	\$132,600	\$1,140,100
Priority C	\$80,300		\$4,800	\$1,082,300
Priority B	\$55,900	\$55,700	\$127,800	\$57,800
Total	\$136,200	\$55,700	\$132,600	\$1,140,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$14,400	\$15,500	\$53,600	\$17,600
Electrical	\$6,000	\$4,700	\$6,800	\$4,700
Interior Architecture	\$80,300		\$36,700	\$1,082,300
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

NEW YORK PUBLIC LIBRARY - 035 SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset #: 4227

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	73%			2018	\$1,000,900	3	\$310,500	C
Cast in Place Concrete	5%			LIFE	* *	5	\$23,300	C
Ceramic Tile	1%			2028	* *	5	\$2,100	C
Terrazzo	10%			LIFE	* *	5	\$16,600	C
Vinyl Tile	10%			2024	\$221,100	3	\$10,600	C
Wood	1%			2047	* *	5	\$4,000	C
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			C
Ceramic Tile	5%			2032	* *	5	\$5,700	C
Gypsum Board	92%			LIFE	* *	5	\$62,500	C
Wood	1%			LIFE	* *	5	\$4,500	C
Ceilings								
AcousTileSusp.Lay-In	30%			2032	* *	5	\$63,800	В
Exposed Struc: Steel	20%			LIFE	* *			В
Gypsum Board	30%			LIFE	* *	5	\$79,800	В
Masonry: Infill Arch	20%			LIFE	* *			В

ectrical	Current Repair	Future R	eplacement	M	aintenance			
tem Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2029	* *	5	\$700	В		
	Other Observation, Extent .	. 55	d : 100%					
	Location : Electrical Root	n						
	Explanation : Two 1600 A	mps						
Transformers								
Dry Type	100%	2024	\$15,200	5	\$600	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room	n						
	Explanation: Two Transf	formers Rated At 300 Kvd	a And 75 Kva.					
Switchgear / Switchboard								
Fused Disc Sw	100%	2029	* *	5	\$700	В		
Raceway								
Conduit	100%	2029	* *	1		В		
Panelboards								
Molded Case Bkrs	70%	2035	* *	5	\$2,800	В		
Molded Case Bkrs	30%	2027	* *	5	\$1,200	В		
Wiring					•			
Thermoplastic	70%	2039	* *	1		В		
Thermoplastic	30%	2029	* *	1		В		
Motor Controllers								
Locally Mounted	30%	2032	* *	5	\$300	В		
Motor Control Center	70%	2032	* *	5	\$2,900	В		

Ground

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

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

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

NEW YORK PUBLIC LIBRARY - 035 SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset #: 4227

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,200	В
tand-by Power						
Transfer Switches						
Automatic	100%	2032	* *	1	\$46,200	В
Generators						
Not Accessible	100%					D
Batteries						
Not Accessible	100%					D
Fuel Storage						
Main Tank	100%	2034	* *	5	\$4,200	В
	Other Observation, Extent . Location: Basement	: Moderate, Area Affecte	ed : 100%			
	Explanation : One 6000 (Gallon Tank				
ighting						
Interior Lighting						
Fluorescent	20%	2019	\$183,900	10	\$26,100	В
	Other Observation, Extent . Location: Basement	: Moderate, Area Affecte	?d : 100%			
	Explanation : All Lighting Lamps	gs Fixtures Controlled B	y Motorized Swi	tch And	Using T-12	
Fluorescent	70%	2024	\$643,700	10	\$91,300	В
	Other Observation, Extent . Location: Throughout	: Moderate, Area Affecte	ed : 100%			
	Explanation : All Lighting Lamps.	g Fixtures Controlled By	Motorized Swite	ch And U	Ising T-5, T-8	
HID	5%	2024	\$32,400	10	\$200	В
Incandescent	5%	2024	\$46,000	2	\$200	В
Egress Lighting			,		,	
Emergency, Service	50%	2024	\$12,900	1		В
Exit, LED	30%	2047	* *	1		В
Exit, Service	20%	2024	\$5,100	1		В

V lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source								
Utility Steam	100%			2039	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	50%			2028	* *	5	\$4,200	В
Steam								
Radiant Heater	50%			2024	\$389,100	2	\$33,000	В
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$39,600	В
Hot Wtr Piping/Pump	50%			2027	* *	4	\$5,300	В

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

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

NEW YORK PUBLIC LIBRARY - 035 SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u>'</u>			•				•
Terminal Devices								
Air Handler	40%			2024	\$381,200	1	\$35,200	В
Convector/Radiator	50%			2032	* *	1	\$23,000	В
Fan Coil Unit/Heat	10%			2024	\$264,600	1	\$4,600	В
Air Conditioning								
Energy Source								_
Electricity	100%			2035	* *	1		В
Conversion Equipment	1000/			2020	42.25 4.00	•	φο ο ο ο	
Int Pkg Unit - Cooling	100%			2020	\$2,276,100	2	\$8,800	В
Distribution	1.000/			2020	* *	4	¢10.500	ъ
Chilled Wtr Pipe/Pump	100%			2039	~ *	4	\$10,500	В
Heat Rejection Water Cool Tower	100%	Now	\$50,700	2017	\$507.200	2	¢114.400	В
water Cool Tower			: Severe, Area Affe	2017	\$507,300	2	\$114,400	Ь
	Location		. severe, Area Ajje	стей . 20	7/0			
Ventilation	Location	i. Rooj						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,300	В
Exhaust Fans	10070						<i>\$77,</i> 200	
Roof	100%			2027	* *	2	\$4,400	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		В
Water Heater								
Gas Fired	100%			2017	\$41,100	2	\$2,100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								_
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)	1000/			2020	de de		ΦΦ 000	
Compressed Air	100%			2039	* *	4	\$2,000	В
Backflow Preventer	1000/	NT.	¢000	2010	¢17.100	1	¢7,000	D
Generic	100%		\$900 Extent : Severe, Are	2019	\$17,100	1	\$7,900	В
		servanon, E 1 : Basemen		и Ајјесте	a. 20%			
		i . Basemen tion : Corra						
Fixtures	Елрини	ion. Com	лиси					
Generic	100%							В
Vertical Transport	100/0							
Elevators								
Geared Traction	60%			LIFE	* *			C
Hydraulic	40%			LIFE	* *			C

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

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

Print Date: 05-Sep-2013 NEW YORK PUBLIC LIBRARY - FY 2014

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 19,681 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Jun-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 311 Lot : 31 BIN : 1004053

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$594,700	\$87,800
Interior Architecture	\$43,700	
Mechanical		\$93,100
Total	\$638,400	\$181,000
Priority A	\$594,700	\$87,800
Priority B		\$93,100
Priority C	\$43,700	
Total	\$638,400	\$181,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$44,800			\$8,600
Interior Architecture	\$51,100			\$2,300
Electrical	\$1,700	\$1,200	\$1,600	\$1,200
Mechanical	\$7,800	\$1,800	\$3,300	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$109,200	\$7,000	\$8,800	\$17,800
Priority A	\$44,800			\$8,600
Priority B	\$34,300	\$7,000	\$8,800	\$7,000
Priority C	\$30,100			\$2,300
Total	\$109.200	\$7,000	\$8,800	\$17,800



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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
xterior					
Exterior Walls Masonry: Brick	65% 2-4 \$140,3 Jnt Mortar Miss/Erod, Extent : Lig Location : Throughout		5	\$41,400	A
Masonry: Granite	5% 2-4 \$21,7 Int Mortar Miss/Erod, Extent : Lig Location : Throughout		5	\$2,400	A
Masonry: Limestone	25% 2-4 \$223,9 Broken/Missing Elements, Extent: Location: Front Of Building		5	\$11,900	A
Metal Panel	5% 2-4 \$1,3 Corrosion/Rusting, Extent: Light, Location: Top Floor Walls	' '	5	\$6,000	A
Windows Wood	100% Now \$230,5 Dry Rot/Decay, Extent : Severe, Ar Location : Throughout		5	\$27,200	A
Parapets					
Masonry: Brick	10% 0-2 \$9 Int Mortar Miss/Erod, Extent: Lig Location: East Facade	100 LIFE ** ht, Area Affected : 5%	5	\$300	A
Masonry: Limestone	90% 2-4 \$21,0 Jnt Mortar Miss/Erod, Extent : Lig Location : Throughout		5	\$2,900	A
Roof	Ü				
Roll Roofing	100%	2023 \$46,500	5	\$17,100	A
terior					
Floors Cast in Place Concrete	10%	LIFE **	5	\$10,500	C
Marble Panels	3%	LIFE **	5	\$1,100	C
Terrazzo	2%	LIFE **	5	\$800	C
Traffic Topping	10% 2-4 \$6,6 Cracking/Crumbling, Extent : Ligh Location : Throughout		5	\$1,500	С
Vinyl Tile	75% 2-4 \$17,4 Cracking/Crumbling, Extent: Ligh Location: Throughout		3	\$6,800	С
Interior Walls Plaster	100% 0-2 \$43,7 Cracking/Crumbling, Extent: Ligh Location: Throughout		5	\$14,200	С
Ceilings Plaster	100% 2-4 \$20,9 Cracking/Crumbling, Extent : Ligh Location : Throughout		5	\$15,100	В

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044	* *	5		В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Electrica			G			
			1600 Amps Main D					
Fused Disc Sw	50%			2044	* *	5		В
Switchgear / Switchboard	400-			• • • •	de de	_		_
Fused Disc Sw	100%			2044	* *	5	\$100	В
Raceway	1.000/			2011	* *	4		D
Conduit	100%			2044	* *	1		В
Panelboards Fused Disc Sw	50/			2040	* *	5		D
Molded Case Bkrs	5% 95%			2040	* *	5 5	\$400	B B
	93%			2040		3	\$400	
Wiring Thermoplastic	100%			2044	* *	1		В
Motor Controllers	100/0			2077		1		
Locally Mounted	100%			2037	* *	5	\$100	В
Ground	100/0			2037			Ψ100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Boiler R	oom					
	Explana	tion : Conn	ected With Main W	ater Pip	e			
Lighting								
Interior Lighting								
Fluorescent	40%			2029	* *	10	\$5,900	В
	_		Moderate, Area Affe	ected : 40	0%			
	Location	ı : Through	out The Building					
Fluorescent	60%			2029	* *	10	\$8,900	В
			Extent : Moderate, A	Area Affe	ected : 100%			
			out The Building					
	Explana	tion : T-8 <i>I</i>	amps					
Egress Lighting								_
Emergency, Battery	50%			2029	* *	10	\$1,900	В
Exit, Service	50%			2029	* *	1		В
Exterior Lighting	1000			2020	do do	10	6100	D
HID	100%			2029	* *	10	\$100	В
Alarm								
Security System	500/							D
No Component Generic	50% 50%			2032	* *	1	\$3,000	D B
Fire/Smoke Detection	30%			2032		1	\$3,000	D
Generic	100%			2029	* *	1-3	\$9,900	В
Generic	100%			2029	• •	1-3	\$7,7UU	<u>D</u>

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Mechanical	Current Repair			Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating				•				
Energy Source	1000/			2024	de de			
Natural Gas	100%			2034	* *	1		В
Conversion Equipment Hot Water Boiler	100%	Now	\$800	2029	* *	1	\$7,200	В
Hot water Boller			Extent: Moderate,		cted : 20%	1	\$7,200	Б
		ı : Boiler R		33				
	Other Ob:	servation, E	Extent : Light, Area	Affected :	100%			
	Location	ı : Basemer	nt Boiler Room					
	Explana	tion : 1 Un	it					
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$93,100	4	\$1,200	В
Terminal Devices	1000/			2020	* *	1	¢5 200	D
Convector/Radiator	100%			2029	* *	1	\$5,200	В
Air Conditioning Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment	10070			20.0				
Int Pkg Unit -	100%			2025	* *	2	\$1,000	В
Heating/Cooling								
	-	_	tent : Light, Area A	ffected : 1	00%			
	Location	ı: A C Roc	oms					
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	¢14.200	D
Exhaust Fans	100%			LIFE		2-3	\$14,200	В
Roof	100%			2029	* *	2	\$500	В
Plumbing	100/0			2027			Ψ300	
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		В
Water Heater								
Electric	100%			2019	\$2,900	4	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			LIEE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer Generic	100%			2024	\$1,800	1	\$1,000	В
Fixtures	10070			2024	ψ1,000	1	Ψ1,000	D
Generic	100%							В
Vertical Transport								· · · · · · · · · · · · · · · · · · ·
Elevators								
Hydraulic	100%			LIFE	* *			C
			Extent : Light, Area	Affected:	100%			
	Location							
Fire Suppression	Explana	tion : 1 Un	ıt					

 $\overline{Suppression}$

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

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Mechanical	Cui	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Sprinkler							
No Component	80%						D
Generic	20%		2034	* *	1-2	\$900	В
Fire Pump							
Generic	100%		2027	* *	1	\$3,000	В