

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : ARLINGTON BRANCH LIBRARY
Address : 203 ARLINGTON AVE. @WARWICK ST.
Borough : BROOKLYN **Agency's Number** : 21
Program / Asset # : BPL0A21.000 / 13233 **Yr Built/Renovated** : 1906 / 2001
Area Sq Ft : 16,385 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3923 **Lot** : 52 **BIN** : 3087001

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$185,600	
Interior Architecture		\$457,500
Mechanical	\$256,800	\$671,100
Total	\$442,300	\$1,128,600
Importance Code A	\$185,600	
Importance Code B	\$256,800	\$1,128,600
Total	\$442,300	\$1,128,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,100		\$4,500	
Interior Architecture	\$132,500		\$1,200	\$2,100
Electrical	\$1,000	\$600	\$800	\$600
Mechanical	\$10,200	\$1,700	\$2,900	\$1,300
Site Enclosure	\$5,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,100	\$6,300	\$13,400	\$8,000
Importance Code A	\$2,900	\$800	\$5,400	\$800
Importance Code B	\$82,300	\$5,500	\$7,400	\$7,200
Importance Code C	\$69,900		\$600	
Total	\$155,100	\$6,300	\$13,400	\$8,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
ARLINGTON BRANCH LIBRARY
Asset # : 13233

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$185,600	LIFE	* *	5	\$22,700	
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Hallway By Elevator							
Masonry: Limestone	10%			LIFE	* *	5	\$3,800	
Windows								
Aluminum	95%			2042	* *	5	\$5,000	
Wood	5%	Now	\$200	2042	* *	5	\$1,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Toilet, Office							
Parapets								
Metal Cornice	100%			2049	* *	10		
Roof								
Asphalt Shingle	70%			2037	* *	10	\$2,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Not Accessible							
Not Accessible	30%							
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$19,500	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	5%			2037	* *	5	\$1,100	
Vinyl Tile	75%	Now	\$22,900	2034	\$457,500	3	\$6,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$1,300	
Plaster	80%	Now	\$49,200	LIFE	* *	5	\$6,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Hallway By Elevator							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Hallway By Elevator, Meeting Room							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Hallway By Elevator							
Wood	15%			LIFE	* *	5	\$30,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
ARLINGTON BRANCH LIBRARY
Asset # : 13233

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	Gypsum Board	10%			LIFE	**	5-10	\$7,700	
	Plaster	85%			LIFE	**	5-10	\$32,600	
	Wood	5%			LIFE	**	5	\$19,500	
Site Enclosure									
	Fence/Gates								
	Iron Picket	99%	Now	\$5,300	2054	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Front Of Building							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Front Of Building							
	Masonry: Brick	1%			2044	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2044	**			
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2047	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	90%			2039	**			
	Masonry: Granite	10%			LIFE	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	60%			2060	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Disconnect Switches Rated At 400 Amperes.							
	Fused Disc Sw	40%			2034	\$1,500	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Disconnect Switches Rated At 200 Amperes.							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2044	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							

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BROOKLYN PUBLIC LIBRARY - 038
ARLINGTON BRANCH LIBRARY
Asset # : 13233

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
	Raceway							
	Conduit	100%		2044	**	1		
	Panelboards							
	Fused Disc Sw	5%		2042	**	5		
	Molded Case Bkrs	95%		2042	**	5	\$400	
	Wiring							
	Thermoplastic	100%		2044	**	1		
Ground								
	Grounding Devices							
	Generic	100%		LIFE	**	5	\$500	
Lighting								
	Interior Lighting							
	Fluorescent	1%		2029	\$1,800	10	\$200	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	Incandescent	1%		2034	\$2,100	2		
	LED	98%		2042	**			
	Egress Lighting							
	Emergency, Battery	50%		2039	**	10	\$2,000	
	Exit, Battery	50%		2039	**	10	\$600	
	Exterior Lighting							
	LED	20%		2042	**			
	No Component	80%						
Alarm								
	Security System							
	Generic	50%		2039	**	1	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
	Generic	50%		2029	\$15,200	1	\$3,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm System</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2044	**	1		
	Conversion Equipment							
	Hot Water Boiler	100%		2039	**	1	\$8,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							

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ARLINGTON BRANCH LIBRARY
Asset # : 13233

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$1,200	
	Terminal Devices								
	Convactor/Radiator	100%			2032	\$132,800	1	\$5,300	
	Controls								
	Digital	100%			2033	\$466,300			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Thermostat							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$256,800	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units In Basement							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,500	
	Exhaust Fans								
	Interior	100%			2029	\$72,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	2-4	\$3,300	2044	* *	4	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : Not In Service							

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : BAY RIDGE BRANCH LIBRARY
Address : 7223 RIDGE BOULEVARD @73RD STREET
Borough : BROOKLYN **Agency's Number** : 28
Program / Asset # : BPL0B28.000 / 13234 **Yr Built/Renovated** : 1961 / 2004
Area Sq Ft : 16,506 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 14-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5907 **Lot** : 1 **BIN** : 3147279

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$247,300
Total		\$247,300
Importance Code B		\$247,300
Total		\$247,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,200		\$10,700	\$4,000
Interior Architecture	\$5,700	\$600		\$2,200
Electrical	\$1,700	\$1,400	\$3,800	\$1,900
Mechanical	\$1,100	\$1,600	\$2,400	\$1,800
Site Pavements	\$3,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,900	\$7,500	\$20,800	\$13,800
Importance Code A	\$12,000	\$800	\$11,700	\$4,800
Importance Code B	\$13,500	\$6,700	\$9,100	\$9,000
Importance Code C	\$1,400			
Total	\$26,900	\$7,500	\$20,800	\$13,800



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BROOKLYN PUBLIC LIBRARY - 038
BAY RIDGE BRANCH LIBRARY
Asset # : 13234

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$5,100		
Masonry: Brick	70%			LIFE	**	5	\$15,200		
Masonry: Limestone	5%	Now	\$1,700	LIFE	**	5	\$800		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Base Of Front Entry Pillars									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Along Ridge Boulevard									
Metal Panel	5%			2052	**	5-10	\$7,400		
Window Wall	15%			2052	**	5	\$12,200		
Windows									
Aluminum	100%			2048	**	5	\$7,900		
Parapets									
Masonry: Brick	70%			LIFE	**	5	\$2,400		
Masonry: Limestone	5%			LIFE	**	5	\$200		
Metal Panel	5%			2052	**	5	\$700		
Metal Rail	20%			2045	**	5-10	\$12,400		
Roof									
Copper/Terne	5%			2047	**	10	\$2,200		
Modified Bitumen	93%			2040	**	10	\$16,600		
Skylight, Metal/Glass	2%	4+	\$2,000	2042	**				
Glazing Clouded, Extent : Moderate, Area Affected : 100%									
Location : Skylight									
Soffits									
Glass: Special Gauge	100%			LIFE	**	1			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$4,900		
Ceramic Tile	5%			2041	**	5	\$1,100		
Terrazzo	5%	0-2	\$2,100	LIFE	**	5	\$900		
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Entrance And Stairs									
Vinyl Tile	80%			2037	**	3	\$8,900		
Interior Walls									
Ceramic Tile	5%	Now	\$1,400	2041	**	5	\$700		
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : Basement Custodian Closet									
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement Custodian Closet									
Concrete Masonry Unit	9%			LIFE	**	5	\$900		
Glass: Single Pane	1%			LIFE	**	5	\$200		
Gypsum Board	58%			LIFE	**	5	\$9,200		
Masonry: Brick	10%			LIFE	**				
Plaster	5%			LIFE	**	5	\$400		
SGFT/Glazed Masonry	10%			LIFE	**				
Wood	2%			LIFE	**	5	\$2,100		

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BROOKLYN PUBLIC LIBRARY - 038
BAY RIDGE BRANCH LIBRARY
Asset # : 13234

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	25%			2049	* *	5	\$5,600	
				Staining/Discoloring, Extent : Light, Area Affected : 5%					
				Location : Main Room 1st And 2nd Floor					
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$300	
	Gypsum Board	60%			LIFE	* *	5	\$16,700	
	Plaster	5%			LIFE	* *	5	\$700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2067	* *			
	Free Standing Walls								
	Masonry: Brick	100%			2052	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%	Now	\$3,300	2049	* *			
				Cracking/Crumbling, Extent : Light, Area Affected : 2%					
				Location : 73rd Street					
				Tripping Hazard, Extent : Moderate, Area Affected : 5%					
				Location : Corner Of 73rd Street And Ridge Boulevard					
	Pavers/Stone	10%			2045	* *			
	On-Site Walkways								
	Cast in Place Concrete	80%			2045	* *			
	Pavers/Stone	20%			2041	* *			
	Parking/Driveway								
	Asphalt	85%			2041	* *			
	Cast in Place Concrete	15%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2052	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2052	* *	5	\$400	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	90%			2048	* *	5	\$400	
	Molded Case Bkrs	5%			2031	\$1,000	5		

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BROOKLYN PUBLIC LIBRARY - 038
BAY RIDGE BRANCH LIBRARY
Asset # : 13234

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Locally Mounted	50%			2045	* *	5	\$100	
	Locally Mounted	50%			2030	\$23,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,000	
	Exit, LED	10%			2067	* *	1		
	Exit, Service	40%			2037	* *	1		
Exterior Lighting									
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2037	* *	1	\$4,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$10,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	60%			2032	\$30,500	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Package Units							
	Hot Water Boiler	40%			2045	* *	1	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

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BROOKLYN PUBLIC LIBRARY - 038
BAY RIDGE BRANCH LIBRARY
Asset # : 13234

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement To 2nd Floor

Explanation : 1 Unit

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : BEDFORD BRANCH LIBRARY
Address : 496 FRANKLIN AVE. @HANCOCK ST.
Borough : BROOKLYN **Agency's Number** : 22
Program / Asset # : BPL0B22.000 / 13235 **Yr Built/Renovated** : 1905 / 2005
Area Sq Ft : 17,184 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 29-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1997 **Lot** : 32 **BIN** : 3057384

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$277,600	
Mechanical		\$414,100
Total	\$277,600	\$414,100
Importance Code A	\$277,600	
Importance Code B		\$414,100
Total	\$277,600	\$414,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$97,200		\$700	
Interior Architecture	\$87,100	\$1,600		\$97,100
Electrical	\$10,400	\$600	\$18,800	\$700
Mechanical	\$15,100	\$2,100	\$20,100	\$2,500
Site Enclosure	\$4,800			
Site Pavements	\$2,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$221,200	\$8,300	\$43,500	\$104,300
Importance Code A	\$98,100	\$900	\$1,800	\$900
Importance Code B	\$90,100	\$6,400	\$41,800	\$103,400
Importance Code C	\$33,100	\$1,000		
Total	\$221,200	\$8,300	\$43,500	\$104,300



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
BEDFORD BRANCH LIBRARY
Asset # : 13235

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%	Now	\$38,700	LIFE	* *	5	\$38,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Chimney								
	Crazing, Extent : Moderate, Area Affected : 10%								
	Location : Chimney								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Chimney								
	Masonry: Brick	85%	Now	\$226,900	LIFE	* *	5	\$27,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
	Aluminum	100%	Now	\$32,800	2040	* *	5	\$1,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$6,600	LIFE	* *	5	\$2,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Masonry: Brick	80%	Now	\$18,400	LIFE	* *	5	\$2,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Interior Face								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Classroom 2								
	Metal Panel	10%			2052	* *	5	\$1,400	

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

BROOKLYN PUBLIC LIBRARY - 038
BEDFORD BRANCH LIBRARY
Asset # : 13235

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	25%			2035	**	10	\$700	
	Single Ply Membrane	75%	Now	\$50,700	2037	**			
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 2%									
Location : At Drains									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over 2nd Floor									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	23%			2028	\$92,600	3	\$10,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Marble Panels	2%			LIFE	**	5	\$300	
	Vinyl Tile	65%	Now	\$40,900	2037	**	3	\$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : First Floor									
Loose Units, Extent : Moderate, Area Affected : 30%									
Location : First Floor And Mezzanine									
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$2,100	
	Concrete Masonry Unit	2%	Now	\$1,600	LIFE	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room Near Auditorium									
	Gypsum Board	40%			LIFE	**	5	\$10,000	
	Masonry: Brick	5%			LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : At Areaways									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation Wall At Boiler Room Corridor									
	Plaster	48%	Now	\$24,100	LIFE	**	5	\$6,000	
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Throughout Basement									

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BROOKLYN PUBLIC LIBRARY - 038
BEDFORD BRANCH LIBRARY
Asset # : 13235

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2045	**	5	\$1,100	
				Staining/Discoloring, Extent : Light, Area Affected : 2%					
				Location : Throughout					
	Gypsum Board	45%			LIFE	**	5	\$12,900	
	Plaster	50%	Now	\$17,300	LIFE	**	5	\$7,200	
				Horizontal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Classroom 3					
				Staining/Discoloring, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Mezzanine, 2nd Floor Classrooms 2 And 4					
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2052	**			
	Iron Picket	50%	0-2	\$4,800	2052	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	25%			2052	**			
	Masonry: Brick	75%			2042	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	70%			2045	**			
	Masonry: Granite	25%	4+	\$2,600	LIFE	**			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Main Entrance					
	Pavers/Stone	5%			2041	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2045	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : South Side					
Activity Yard									
	Cast in Place Concrete	75%			2045	**			
	Pavers/Stone	25%			2041	**			

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
BEDFORD BRANCH LIBRARY
Asset # : 13235

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2052	**	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 600 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2052	**	5	\$500	
Raceway									
	Conduit	70%			2052	**	1		
	Conduit	30%			2032	\$10,900	1		
Panelboards									
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	85%			2048	**	5	\$400	
	Molded Case Bkrs	10%			2031	\$2,000	5		
Wiring									
	Braided Cloth	30%	2-4	\$9,900	2057	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Insulation Aged									
	Thermoplastic	70%			2052	**	1		
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	60%			2037	**	10	\$9,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	40%			2037	**	10	\$6,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-5 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$2,100	
	Exit, LED	30%			2060	**	1		
	Exit, Service	20%			2037	**	1		
Exterior Lighting									
	HID	60%			2037	**	10		
	No Component	40%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	**	1	\$1,900	

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BROOKLYN PUBLIC LIBRARY - 038
BEDFORD BRANCH LIBRARY
Asset # : 13235

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$13,200

1-3

\$3,200

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2049

* *

1

\$8,500

*Recent Replace Evident, Extent : N/A, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Gas Fired Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

2%

Now

\$400

2057

* *

4

*Not Insulated, Extent : Moderate, Area Affected : 30%**Location : Basement*

Hot Wtr Piping/Pump

98%

2048

* *

4

\$800

Terminal Devices

Air Handler

30%

2032

\$96,100

1

\$3,200

Convactor/Radiator

70%

2037

* *

1

\$3,900

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

25%

0-2

\$6,700

2030

\$67,300

2

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Air Conditioning Room**Explanation : Inefficient Units. 3 Portable Units Being Used In Main Floor.*

Exterior Pkg Unit -

Cooling

60%

0-2

\$5,600

2032

\$112,000

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof. 2 Units**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Inefficient Units*

Split Unit

15%

2032

\$60,700

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

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BROOKLYN PUBLIC LIBRARY - 038
BEDFORD BRANCH LIBRARY
Asset # : 13235

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	15%		2032	\$77,900	1	\$800	
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	15%		2032	\$7,400	2	\$1,800	
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,600	
Exhaust Fans								
	Interior	40%		2032	\$30,200	2	\$200	
	Roof	60%		2032	\$19,800	2	\$300	
Plumbing								
H/C Water Piping								
	Brass/Copper	70%		2042	* *	1		
	Brass/Copper	30%		2042	* *	1		
Water Heater With Tanks								
	Gas Fired	100%		2027	\$16,900	2		
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)								
	Submersible	100%		2025	\$500	4	\$500	
Backflow Preventer								
	No Component	90%						
	Generic	10%		2040	* *	1	\$100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Backflow Preventer Serves Boiler Only								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : **BOROUGH PARK BRANCH LIBRARY**
Address : **1265 43RD ST. @13TH AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **25**
Program / Asset # : **BPL0B25.000 / 13236** **Yr Built/Renovated** : **1955 / 2003**
Area Sq Ft : **19,594** **Project Type** : **BROOKLYN PUBLIC LIBRARY**
Date of Survey : **14-Apr-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5598** **Lot** : **48** **BIN** : **3135907**

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$263,500	
Interior Architecture		\$632,500
Mechanical	\$399,200	\$377,200
Total	\$662,700	\$1,009,700
Importance Code A	\$321,300	
Importance Code B	\$341,500	\$1,009,700
Total	\$662,700	\$1,009,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$48,600			
Interior Architecture	\$48,100	\$4,500	\$500	\$200
Electrical	\$1,700	\$1,400	\$39,300	\$1,900
Mechanical	\$3,400	\$1,700	\$99,100	\$2,000
Site Pavements	\$2,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$107,900	\$11,500	\$142,900	\$8,000
Importance Code A	\$48,900	\$1,000	\$1,000	\$1,000
Importance Code B	\$32,300	\$9,400	\$141,900	\$7,000
Importance Code C	\$26,700	\$1,100		
Total	\$107,900	\$11,500	\$142,900	\$8,000



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BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	94%	Now	\$107,800	LIFE	* *	5	\$26,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : East Side And Bulkhead Stair							
		Explanation : Tarps To Prevent Water Infiltration							
	Masonry: Granite	3%	2-4	\$6,600	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
	Masonry: Limestone	3%			LIFE	* *	5	\$600	
Windows									
	Aluminum	100%	Now	\$17,900	2048	* *	5	\$1,900	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Stairwell							
		Unit Inoperable, Extent : Moderate, Area Affected : 2%							
		Location : Front Facade							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Side							
Parapets									
	Masonry: Brick	95%	Now	\$155,700	LIFE	* *	5	\$2,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Second Floor Windows							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Covered With Tarp To Prevent Water Infiltration							
	Masonry: Limestone	5%	Now	\$3,700	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Covered With Tarp To Prevent Water Infiltration							

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BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$20,500	2037	* *			
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Roof Flashing Around Stair								
	Skylight, Metal/Glass	5%			2052	* *	10	\$3,100	
Soffits									
	Cement - Fiber Panel	100%			2032		10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,000	
	Ceramic Tile	5%			2041	* *	5	\$1,400	
	Terrazzo	5%			LIFE	* *	5	\$1,100	
	Vinyl Tile	5%	0-2	\$7,600	2032	\$38,100	3	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Vinyl Tile	78%			2032	\$594,400	3	\$8,100	
	Wood	2%			2047	* *	5	\$1,000	
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$2,100	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Glass: Single Pane	2%			LIFE	* *	5	\$600	
	Gypsum Board	50%	Now	\$5,900	LIFE	* *	5	\$12,700	
	Paint Peeling, Extent : Moderate, Area Affected : 10%								
	Location : Office And Basement								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Office And Basement								
	Masonry: Brick	5%	0-2	\$8,000	LIFE	* *			
	Efflorescence, Extent : Moderate, Area Affected : 5%								
	Location : Stair								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair								
	Marble Panels	3%			LIFE	* *			
	Plaster	25%	Now	\$12,800	LIFE	* *	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Staff Stair								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Staff Stair								
	Wood	5%			LIFE	* *	5	\$8,500	

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BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$900	2045	* *	5	\$1,400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
Exposed Struc: Concrete	10%			LIFE	* *	5	\$400	
Gypsum Board	65%	0-2	\$6,400	LIFE	* *	5	\$23,100	
	Water Penetration, Extent : Light, Area Affected : 2%							
	Location : Assembly							
Plaster	15%	Now	\$6,400	LIFE	* *	5	\$2,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Staff Stair							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Staff Stair							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Free Standing Walls								
Masonry: Brick	100%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,200	2045	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2032	\$3,700	5	\$100		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2032	\$43,000	5	\$500		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	10%			2052	* *	1		
	Conduit	90%			2032	\$32,800	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	75%			2048	* *	5	\$400	
	Molded Case Bkrs	20%			2031	\$4,000	5	\$100	
Wiring									
	Thermoplastic	40%			2032	\$13,200	1		
	Thermoplastic	60%			2052	* *	1		
Motor Controllers									
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	15%			2027	\$32,500	10	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	LED	85%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,400	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	LED	30%			2037	* *			
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$12,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	30%			2037	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : Rooftop Package Units							
	Hot Water Boiler	70%	0-2	\$57,800	2045	* *	1	\$6,100	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Basement Boiler Room							
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,300	
	Hot Wtr Piping/Pump	70%			2040	* *	4	\$700	
	Terminal Devices								
	Convactor/Radiator	50%			2030	\$79,400	1	\$3,200	
	Fan Coil Unit/Heat	10%			2027	\$48,100	1	\$600	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2026	\$63,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1 Unit Basement Boiler Room							
	Ext Pkg Unit - Heating/Cooling	40%			2027	\$130,500	2	\$500	
		Obsolete Equipment, Extent : Moderate, Area Affected : 40%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 1 Unit On Roof							
	Ext Pkg Unit - Heating/Cooling	40%			2037	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit, R-410a							
	Terminal Devices								
	Air Handler/Dir Expansion	80%			2032	\$297,800	1		
	Fan Coil - 4 Pipe	20%			2027	\$147,700	1	\$1,300	
	Heat Rejection								
	Air Cooled Condenser Unit	80%			2027	\$45,000	2	\$10,900	
	No Component	20%							

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,900	
Exhaust Fans								
	Interior	30%		2032	\$25,800	2	\$200	
	Roof	70%		2037	* *	2	\$400	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2042	* *	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : No Hot Water At Circulation Pump, Causing Delay To Circulating Hot Water On Top Floor.</i>								
Water Heater With Tanks								
	Gas Fired	100%		2030	\$16,900	2		
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Backflow Preventer								
	Generic	100%		2037	* *	1	\$1,200	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit Goes Down Very Often.</i>								

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : BRIGHTON BEACH BRANCH LIBRARY
Address : 16 BRIGHTON FIRST ROAD @BRIGHTON BEACH AVE.
Borough : BROOKLYN **Agency's Number** : 24
Program / Asset # : BPL0B24.000 / 13237 **Yr Built/Renovated** : 1992 / 2016
Area Sq Ft : 12,166 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 10-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8680 **Lot** : 32 **BIN** : 3245028

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$196,400
Total		\$196,400
Importance Code B		\$196,400
Total		\$196,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,700			\$33,500
Interior Architecture		\$8,200		
Electrical	\$1,100	\$1,400	\$1,300	\$2,800
Mechanical	\$1,600	\$1,500	\$2,200	\$1,500
Site Pavements	\$8,200			
Total	\$24,600	\$11,100	\$3,500	\$37,800
Importance Code A	\$14,300	\$600	\$600	\$34,100
Importance Code B	\$5,900	\$10,500	\$2,900	\$3,700
Importance Code C	\$4,500			
Total	\$24,600	\$11,100	\$3,500	\$37,800



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
BRIGHTON BEACH BRANCH LIBRARY
Asset # : 13237

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$300	
Masonry: Brick	98%			LIFE	**	5	\$21,100	
Windows								
Aluminum	100%	4+	\$1,700	2049	**	5	\$900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Managers Office								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,900	
Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Stucco Finish								
Roof								
Single Ply Membrane	98%			2038	**	10	\$33,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Skylight, Metal/Glass	2%			2053	**	10	\$2,300	
Soffits								
Exposed Struc: Steel	98%	4+	\$11,900	LIFE	**	5	\$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Window Lintels And Relief Angles								
Stucco Cement	2%			2038	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Quarry Tile	5%			2046	**	5	\$1,400	
Vinyl Tile	90%			2038	**	3	\$6,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	80%			LIFE	**	5	\$6,600	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	**	5	\$10,900	
Gypsum Board	40%			LIFE	**	5	\$9,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,700	2046	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Brighton First Road								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Brighton First Road								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
BRIGHTON BEACH BRANCH LIBRARY
Asset # : 13237

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

Site Pavements

Parking/Driveway
Asphalt

100% 2-4 \$4,500 2042 * *
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%
Location : Throughout Parking Area

Activity Yard

Pavers/Stone

100% 2042 * *

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2033 \$3,700 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs

100% 2033 \$43,000 5 \$300
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 1 Vertical Section

Raceway

Conduit

80% 2033 \$29,200 1

Conduit

20% 2053 * * 1

Panelboards

Fused Disc Sw

10% 2049 * * 5

Molded Case Bkrs

80% 2032 \$15,800 5 \$300

Molded Case Bkrs

10% 2049 * * 5

Wiring

Thermoplastic

80% 2033 \$26,400 1

Thermoplastic

20% 2053 * * 1

Motor Controllers

Locally Mounted

50% 2038 * * 5

Variable Frequency

50% 2046 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200

Lighting

Interior Lighting

LED

100% 2038 * *
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : LED Light Fixtures

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
BRIGHTON BEACH BRANCH LIBRARY
Asset # : 13237

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$1,500	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	LED	20%			2038	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2038	* *	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2038	* *	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room And Reading Areas							
		Explanation : Duct Smoke Detectors, Bells And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Two Gas Fired Hot Water Boilers.								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	\$900	
Terminal Devices								
Air Handler	70%			2038	* *	1	\$5,300	
Convactor/Radiator	25%			2046	* *	1	\$1,000	
Unit Heater - Steam	5%			2038	* *	4	\$100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2034	\$196,400	2	\$700	
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
BRIGHTON BEACH BRANCH LIBRARY
Asset # : 13237

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,800	
Exhaust Fans								
	Interior	90%		2038	* *	2	\$300	
	Roof	10%		2033	\$2,300	2		
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2053	* *	1		
Water Heater With Tanks								
	Gas Fired	100%		2031	\$16,900	2		
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Backflow Preventer								
	Generic	100%		2033	\$5,400	1	\$700	
Fixtures								
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : BROOKLYN CENTRAL LIBRARY
Address : 1 GRAND ARMY PLAZA @ FLATBUSH AVE AND EASTERN PKWY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0001.000 / 2136 **Yr Built/Renovated** : 1940 / 2009
Area Sq Ft : 350,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 04-Mar-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 1183 **Lot** : 2 **BIN** : 3029665

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,868,400	\$321,200
Interior Architecture	\$511,000	\$18,968,300
Electrical	\$797,100	\$1,219,100
Mechanical	\$5,939,700	\$14,056,000
Site Pavements	\$167,800	
Total	\$9,284,000	\$34,564,600
Importance Code A	\$1,868,400	\$321,200
Importance Code B	\$7,247,800	\$33,643,800
Importance Code C	\$167,800	\$599,600
Total	\$9,284,000	\$34,564,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,400		\$46,400	\$3,800
Interior Architecture	\$66,900			\$54,700
Electrical	\$10,600	\$10,600	\$71,100	\$10,900
Mechanical	\$165,600	\$116,000	\$187,000	\$119,400
Site Enclosure	\$3,500			
Site Pavements	\$59,100			
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
Total	\$353,400	\$167,900	\$345,800	\$230,100
Importance Code A	\$41,100	\$34,700	\$85,700	\$38,400
Importance Code B	\$273,700	\$133,300	\$260,100	\$191,600
Importance Code C	\$38,600			
Total	\$353,400	\$167,900	\$345,800	\$230,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Cast in Place Concrete	2%			LIFE	**	5	\$21,800	
Masonry: Granite	5%	Now	\$186,800	LIFE	**	5	\$8,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	62%	0-2	\$347,500	LIFE	**	5	\$101,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal Panel	5%			2052	**	5-10	\$75,100	
Metal Coiling Doors	2%			2037	**	5	\$13,700	
Pre-Cast Concrete	10%	Now	\$86,100	LIFE	**	5	\$71,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Stucco Cement	9%	Now	\$60,500	2045	**	5	\$24,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Garage Walls								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : At Overhead Doors Facing Parking Area								
Explanation : Corroded Steel Lintels								
Window Wall	3%			2052	**	5	\$24,600	
Windows								
Aluminum	15%			2048	**	5	\$7,500	
Bronze/Brass	60%	Now	\$581,900	2040	**	5	\$94,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glass Block	10%			LIFE	**	5	\$3,100	
Steel	15%	Now	\$368,600	2057	**	5	\$47,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Tower Stairs, Sections Of South Facades								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Tower Stairs, Sections Of South Facades								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Tower Stairs, Sections Of South Facades								
Parapets								
Masonry: Limestone	65%			LIFE	**	5	\$15,700	
Pre-Cast Concrete	25%			LIFE	**	5	\$30,200	
Stucco Cement	10%	Now	\$6,400	2045	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	100%			2037	**	10	\$237,000		
Soffits									
Masonry: Limestone	5%			LIFE	**	5	\$200		
Stucco Cement	95%			2037	**	5	\$13,700		
Interior									
Floors									
Carpet	5%			2031	\$494,400	3	\$51,500		
Cast in Place Concrete	12%			LIFE	**	5	\$135,100		
Ceramic Tile	5%			2035	**	5	\$25,700		
Terrazzo	13%			LIFE	**	5	\$52,300		
Vinyl Tile	25%			2037	**	3	\$64,300		
Vinyl Tile 9" X 9"	40%	0-2	\$357,700	2032	\$17,883,700	3	\$77,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Book Stack Areas									
Patching Evident, Extent : Light, Area Affected : 25%									
Location : Various Book Stack Areas									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Concrete Masonry Unit	5%			LIFE	**	5	\$18,500		
Glass: Single Pane	5%			LIFE	**	5	\$34,600		
Gypsum Board	20%			LIFE	**	5	\$110,900		
Masonry: Brick	5%			LIFE	**				
Marble Panels	2%			LIFE	**				
Plaster	43%			LIFE	**	5	\$119,200		
Wood	10%			LIFE	**	5	\$369,600		
Ceilings									
AcousTileConcealSpLn	35%	4+	\$153,300	2045	**	5	\$109,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Book Stack Areas									
AcousTileSusp.Lay-In	10%			2045	**	5	\$50,100		
Exposed Struc: Concrete	10%			LIFE	**	5	\$7,800		
Gypsum Board	15%			LIFE	**	5	\$94,000		
Plaster	30%			LIFE	**	5	\$94,000		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2052	**				
Retaining Walls									
Cast in Place Concrete	8%	Now	\$3,500	2052	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Parking Area									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Parking Area									
Explanation : This Is Actually A Limestone Clad Wall									
Cast in Place Concrete	92%			2052	**				
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$20,500	2037		**		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Locations On Flatbush Avenue Side									
On-Site Walkways									
	Cast in Place Concrete	35%	Now	\$24,900	2037		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Gate Entrance									
	Masonry: Granite	65%	Now	\$167,800	LIFE		**		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Main Entry Plaza									
Parking/Driveway									
	Asphalt	95%	0-2	\$11,600	2035		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Driveway Entry Area On Flatbush Avenue Side									
	Cast in Place Concrete	5%	Now	\$2,100	2037		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Parking Area By Drain									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2052	* *	5	\$9,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 4,000 Ampere Main Disconnect Switches									
Transformers									
Dry Type		100%			2045	* *	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 500 Kilovolt-ampere 208/120 Pri - 480 Sec									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2052	* *	5	\$9,200	
Raceway									
Conduit		80%			2032	\$230,000	1		
Conduit		20%			2052	* *	1		
Panelboards									
Fused Disc Sw		10%			2048	* *	5	\$800	
Molded Case Bkrs		60%			2031	\$117,100	5	\$5,500	
Molded Case Bkrs		30%			2048	* *	5	\$2,800	
Wiring									
Thermoplastic		50%			2032	\$145,600	1		
Thermoplastic		50%			2052	* *	1		

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BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2030	\$726,400	5	\$1,700	
	Variable Frequency Drive	30%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Under Construction	100%							
	Batteries								
	Under Construction	100%							
	Fuel Storage								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2037	**	10	\$112,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2027	\$212,200	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2027	\$424,400	10	\$32,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	50%			2040	**			
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$42,200	
	Exit, Battery	50%			2037	**	10	\$11,800	
	Exterior Lighting								
	Fluorescent	1%			2032	\$15,200	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	LED	24%			2040	**			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$39,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2037

* *

1-3

\$44,400

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2052

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 15,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$346,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

Distribution

Steam Piping/Pump

100%

2042

* *

Terminal Devices

Air Handler

60%

2027

\$4,292,300

1

\$129,900

Convactor/Radiator

40%

2037

* *

1

\$45,200

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

70%

2032

\$3,925,800

1

\$113,600

Compr/Chiller

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : Chillers Penthouse*

Exterior Pkg Unit -

15%

2032

\$625,200

2

\$3,200

Cooling

Split Unit

15%

2037

* *

Distribution

CW & CHW Wtr

100%

2042

* *

4

\$25,900

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2032

\$7,376,300

1

\$216,400

Heat Rejection

Air Cooled Condenser

15%

2032

\$165,100

2

\$36,600

Unit

Water Cooling Tower

85%

2033

\$1,632,100

2

\$299,400

Ventilation

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,200	
Exhaust Fans									
	Interior	95%			2027	\$1,601,700	2	\$10,200	
	Roof	5%			2032	\$36,900	2	\$500	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2037	**	1		
Water Heater With Tanks									
	Gas Fired	100%	Now	\$400	2032	\$18,600	2		
Broken, Extent : Severe, Area Affected : 100%									
Location : Sub-basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$76,100	4	\$7,400	
Sewage Ejector(s)									
	Compressed Air	100%			2032	\$122,900	4	\$3,500	
Backflow Preventer									
	Generic	100%			2037	**	1	\$21,400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Locations									
Explanation : Seven Units									
Escalators									
	Under 20' Rise	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : Two Units									
Fire Suppression									
Standpipe									
	Generic	100%			2052	**	1-5	\$183,000	
Sprinkler									
	No Component	60%							
	Generic	40%			2052	**	1-2	\$39,200	
Chemical System									
	No Component	95%							
	Generic	5%			2027	\$900	1-3	\$3,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parking Lot									
Explanation : For Gas Filing Station									

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : BROWNSVILLE BRANCH LIBRARY
Address : 61 GLENMORE AVE. @WATKINS ST.
Borough : BROOKLYN **Agency's Number** : 27
Program / Asset # : BPL0B27.000 / 13238 **Yr Built/Renovated** : 1908 / 2012
Area Sq Ft : 10,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 30-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3489 **Lot** : 150 **BIN** : 3080669

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$69,700	\$46,500
Mechanical	\$78,300	\$115,200
Total	\$148,000	\$161,700
Importance Code B	\$148,000	\$161,700
Total	\$148,000	\$161,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,100			\$1,400
Interior Architecture	\$43,300	\$1,100		\$1,700
Electrical	\$10,200	\$400	\$6,300	\$300
Mechanical	\$1,000	\$2,300	\$57,000	\$2,600
Site Enclosure	\$2,800			
Site Pavements	\$1,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,900	\$7,800	\$67,200	\$10,000
Importance Code A	\$13,600	\$500	\$700	\$2,000
Importance Code B	\$46,400	\$6,600	\$66,600	\$8,000
Importance Code C	\$15,800	\$700		
Total	\$75,900	\$7,800	\$67,200	\$10,000



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BROOKLYN PUBLIC LIBRARY - 038
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	* *	5	\$21,000	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$900	
	Masonry: Limestone	10%	Now	\$3,900	LIFE	* *	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Rear Window Sills							
Windows									
	Aluminum	100%			2048	* *	5	\$2,900	
Parapets									
	Masonry: Brick	50%			LIFE	* *	5	\$1,500	
	Metal Rail	40%			2049	* *	5-10	\$21,000	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$1,800	
Roof									
	Modified Bitumen	100%	2-4	\$9,300	2037	* *			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Roof							
Soffits									
	Masonry: Brick	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	* *	5	\$8,100	
	Ceramic Tile	5%			2041	* *	5	\$900	
	Vinyl Tile	75%	Now	\$19,000	2037	* *	3	\$5,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Mezzanine							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : 1st Floor							
		Uneven Substrate, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor							

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BROOKLYN PUBLIC LIBRARY - 038
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	50%			LIFE	**	5	\$8,200	
Masonry: Brick	10%	Now	\$10,300	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Water Meter Room And Rear Office In Basement								
Plaster	30%	Now	\$4,000	LIFE	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement And Southwest Corner 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Southwest Corner								
Ceilings								
Gypsum Board	25%	Now	\$1,600	LIFE	**	5	\$5,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Ceiling Below Mezzanine Floor								
Plaster	75%	Now	\$8,400	LIFE	**	5	\$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 1st Floor Southwest Corner								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Retaining Walls								
Cast in Place Concrete	25%			2052	**			
Masonry: Brick	75%	Now	\$2,800	2052	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2045	**			
Pavers/Stone	25%	Now	\$700	2041	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Front Entry Steps								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$800	2037	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Driveway								

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BROOKLYN PUBLIC LIBRARY - 038
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$43,000	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$43,000	5	\$300	
	Raceway								
	Conduit	100%			2032	\$36,500	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	95%			2031	\$18,800	5	\$300	
	Wiring								
	Braided Cloth	30%	2-4	\$9,900	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	70%			2032	\$23,100	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$47,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2027	\$69,700	10	\$5,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	35%			2032	\$40,700	10	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	\$5,800	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2032	\$8,700	10	\$1,300	
	Exit, Service	50%			2032	\$1,800	1		
	Exterior Lighting								
	HID	20%			2032	\$9,700	10		
	No Component	80%							

Alarm

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BROOKLYN PUBLIC LIBRARY - 038
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$1,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2037

* *

1-3

\$1,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : Alarm Bells And Pull Stations Only*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2045

* *

1

\$5,200

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

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$500

Terminal Devices

Air Handler

40%

2027

\$78,300

1

\$2,600

Convactor/Radiator

60%

2037

* *

1

\$2,000

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

70%

2030

\$115,200

2

\$500

*Other Observation, Extent : Light, Area Affected : 60%**Location : First Floor**Explanation : Multiple Portable Units, Uneven Coling*

Window/Wall Unit

15%

2027

\$5,900

1

No Component

15%

Heat Rejection

Evaporative Condenser

85%

2032

\$39,500

2

\$6,200

No Component

15%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,900

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BROOKLYN PUBLIC LIBRARY - 038
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	70%		2027	\$32,300	2	\$200	
	Not Accessible	30%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2042	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2027	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement, 1st, Mezzanine							
	Explanation : One Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : BUSHWICK BRANCH LIBRARY
Address : 340 BUSHWICK AVE. @SEIGEL ST.
Borough : BROOKLYN **Agency's Number** : 29
Program / Asset # : BPL0B29.000 / 13239 **Yr Built/Renovated** : 1908 / 2004
Area Sq Ft : 10,640 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3098 **Lot** : 19 **BIN** : 3071470

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$516,400	
Interior Architecture	\$83,300	\$313,900
Electrical	\$58,900	
Mechanical	\$202,100	\$119,000
Total	\$860,800	\$433,000
Importance Code A	\$516,400	
Importance Code B	\$261,000	\$433,000
Importance Code C	\$83,300	
Total	\$860,800	\$433,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$62,800	\$22,100		\$17,200
Interior Architecture	\$54,800	\$300	\$800	\$1,900
Electrical	\$62,200	\$1,100	\$1,100	\$14,900
Mechanical	\$2,600	\$1,600	\$2,900	\$74,400
Site Pavements	\$26,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$212,700	\$29,000	\$8,800	\$112,500
Importance Code A	\$63,300	\$22,600	\$500	\$17,800
Importance Code B	\$127,900	\$6,400	\$7,800	\$94,600
Importance Code C	\$21,500		\$500	
Total	\$212,700	\$29,000	\$8,800	\$112,500



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$22,300	LIFE	* *	5	\$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Columns At Main Entrance								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Masonry: Brick	85%	0-2	\$313,500	LIFE	* *	5	\$19,200	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2043	* *	5-10	\$7,800	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Equipment Screen								
Windows								
Wood	100%			2041	* *	5	\$44,200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$40,500	LIFE	* *	5	\$1,400	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Entire Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Perimeter								
Explanation : Covered With Tarp								
Masonry: Brick	90%	Now	\$203,000	LIFE	* *	5	\$1,600	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Entire Perimeter								
Roof								
Modified Bitumen	100%			2038	* *	10	\$15,100	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	\$7,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500	
Ceramic Tile	5%			2042	* *	5	\$700	
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Throughout								
Sheet Vinyl/Rubber	5%			2038	* *	5	\$1,000	
Vinyl Tile	85%	Now	\$31,400	2033	\$313,900	3	\$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Library Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2042	* *	5	\$900	
	Plaster	95%	Now	\$83,300	LIFE	* *	5	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Perimeter Exterior Walls And Basement									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout Perimeter Exterior Walls									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout Perimeter Exterior Walls And Basement									
Ceilings									
	AcousTileConcealSpLn	90%	Now	\$19,400	2038	* *	5	\$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : South Wall									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : First Floor									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : First Floor									
	AcousTileSusp.Lay-In	5%			2046	* *	5	\$700	
	Plaster	5%	Now	\$4,100	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Perimeter Exterior Walls									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout Perimeter Exterior Walls									
Site Enclosure									
Fence/Gates									
	Iron Picket	90%			2053	* *			
	Masonry: Brick	10%			2043	* *			
Free Standing Walls									
	Masonry: Fieldstone	100%			2053	* *			
Retaining Walls									
	Concrete Masonry Unit	100%			2043	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$4,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	75%			2038	* *			
	Pavers/Stone	25%	4+	\$21,500	2036	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%			2042	* *			

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

BROOKLYN PUBLIC LIBRARY - 038
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2033	\$1,900	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes							
	Molded Case Bkrs	50%			2033	\$21,500	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 350 Amperes							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2033	\$43,000	5	\$300	
Raceway									
	Conduit	20%			2053	* *	1		
	Conduit	80%			2033	\$29,200	1		
Panelboards									
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	75%			2032	\$14,800	5	\$200	
	Molded Case Bkrs	20%			2041	* *	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$26,400	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2053	* *	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$37,900	5	\$100	
	Locally Mounted	15%			2038	* *	5		
	Locally Mounted	5%	2-4	\$2,400	2053	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mezzanine							
		Explanation : Mezzanine HVAC Showed Signs Of Corrosion							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2028	\$58,900	10	\$4,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
	Fluorescent	25%			2038	* *	10	\$2,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%	Now	\$5,900	2043	* *			
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Light In HVAC Room - Basement							
	LED	20%			2038	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$1,300	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	10%			2028	\$4,900	10		
LED	20%			2038	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras, Intrusion Alarms								
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$27,200	2043	**	1-3	\$6,000	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Pumps; 1 Stand-by								
Terminal Devices								
Air Handler	60%			2033	\$119,000	1	\$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : See Air Conditioning Terminal Devices								
Convactor/Radiator	40%			2038	**	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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

BROOKLYN PUBLIC LIBRARY - 038
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2028	\$202,100	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 3 Units							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2033	\$21,400	2	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 60% Location : Roof Explanation : R-410							
	Air Cooled Condenser Unit	30%			2028	\$9,200	2	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 30% Location : Roof Explanation : R-22 Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	
	Exhaust Fans								
	Interior	100%			2028	\$46,800	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 75 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2033	\$5,500	4	\$600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To Mezzanine Explanation : One Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CANARSIE BRANCH LIBRARY
Address : 1580 ROCKAWAY PKWY @AVE J
Borough : BROOKLYN **Agency's Number** : 34
Program / Asset # : BPL0C00.000 / 13620 **Yr Built/Renovated** : 1960 / 2008
Area Sq Ft : 9,470 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 8204 **Lot** : 68 **BIN** : 3230120

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Site Pavements		\$165,000
Total		\$165,000
Importance Code C		\$165,000
Total		\$165,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,400	\$7,100	\$300	
Interior Architecture	\$1,600		\$1,600	\$6,600
Electrical	\$400	\$400	\$500	\$400
Mechanical	\$900	\$59,500	\$1,200	\$500
Site Pavements	\$15,100			
Total	\$36,300	\$66,900	\$3,600	\$7,400
Importance Code A	\$18,900	\$7,500	\$800	\$500
Importance Code B	\$12,900	\$59,300	\$2,800	\$6,900
Importance Code C	\$4,500			
Total	\$36,300	\$66,900	\$3,600	\$7,400



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CANARSIE BRANCH LIBRARY
Asset # : 13620

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$12,400	LIFE	**	5	\$3,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : East Facade, North Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
Stucco Cement	65%			2036	**	5	\$14,100	
Windows								
Aluminum	50%			2047	**	5	\$600	
Aluminum	50%	Now	\$6,000	2047	**	5	\$300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : East Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : East Facade							
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Ceramic Tile	5%			2040	**	5	\$700	
Vinyl Tile	90%			2036	**	3	\$4,800	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Gypsum Board	85%	0-2	\$1,100	LIFE	**	5	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout First And Second Floors							
Ceilings								
AcousTileSusp.Lay-In	93%			2048	**	5	\$13,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Basement And Main Library Space							
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	2%			LIFE	**	5	\$400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,800	2044	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Rockaway Parkway							
On-Site Walkways								
Cast in Place Concrete	100%			2036	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
CANARSIE BRANCH LIBRARY
Asset # : 13620

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	

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$3,300 2034 \$165,000

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2031 \$3,700 5

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

Location : Electrical Room

Explanation : Main Service Switch Rated 400 Amperes

Raceway

Conduit

100% 2057 * * 1

Panelboards

Molded Case Bkrs

100% 2047 * * 5 \$300

Wiring

Thermoplastic

100% 2057 * * 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2039 * *

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

Location : Throughout Building

Explanation : LED Lighting Fixtures Installed In 2015.

Egress Lighting

Emergency, Battery

50% 2039 * * 10 \$1,100

Exit, Service

50% 2039 * * 1

Exterior Lighting

HID

10% 2036 * * 10

LED

40% 2039 * *

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

Location : Building Exterior

Explanation : LED Lighting Fixtures Installed In 2015.

No Component

50%

Alarm

Security System

Generic

100% 2036 * * 1 \$3,500

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

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CANARSIE BRANCH LIBRARY
Asset # : 13620

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	* *	1	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 2 Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2026	\$35,600	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,300	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Electric	100%			2026	\$23,400	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 150 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$300	4	\$300	
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CARROLL GARDENS BRANCH LIBRARY
Address : 396 CLINTON ST. @UNION ST.
Borough : BROOKLYN **Agency's Number** : 31
Program / Asset # : BPL0C31.000 / 13241 **Yr Built/Renovated** : 1905 / 2012
Area Sq Ft : 14,075 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 29-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,Mez
Block : 338 **Lot** : 33 **BIN** : 3004336

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$268,100	
Interior Architecture		\$305,600
Mechanical	\$74,100	
Total	\$342,200	\$305,600
Importance Code A	\$342,200	
Importance Code B		\$305,600
Total	\$342,200	\$305,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$62,400			
Interior Architecture	\$22,300	\$1,900		
Electrical	\$400	\$700	\$23,300	\$400
Mechanical	\$31,000	\$900	\$6,600	\$1,300
Site Enclosure	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,800	\$7,500	\$33,800	\$5,600
Importance Code A	\$62,400	\$700	\$900	\$700
Importance Code B	\$37,700	\$6,200	\$32,900	\$4,900
Importance Code C	\$23,700	\$600		
Total	\$123,800	\$7,500	\$33,800	\$5,600



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%	0-2	\$268,100	LIFE	**	5	\$32,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Spalling, Extent : Light, Area Affected : 15%									
Location : Various Locations Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 8%									
Location : Rear And Side									
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Masonry: Sandstone	3%	Now	\$24,600	LIFE	**	5	\$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Base Throughout									
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Base Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Base									
Explanation : This Is Actually Bluestone									
Windows									
	Aluminum	80%	Now	\$10,500	2040	**	5	\$1,900	
Crtwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Steel	20%			2040	**	5	\$12,000	
Parapets									
	Masonry: Brick	70%	Now	\$21,200	LIFE	**	5	\$1,700	
Spalling, Extent : Moderate, Area Affected : 30%									
Location : Exterior Face									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
	Masonry: Limestone	30%			LIFE	**	5	\$900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
Roof									
	Copper/Terne	5%			2060	**	10	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
	Modified Bitumen	95%			2040	**	10	\$11,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
Soffits									
	Masonry: Limestone	100%			LIFE	**	5	\$900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	* *	5	\$4,800	
	Mosaic Tile	3%	Now	\$2,000	2037	* *	5	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Bathrooms									
	Marble Panels	5%			LIFE	* *	5	\$500	
	Vinyl Tile	77%			2032	\$305,600	3	\$4,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Ceramic Tile	5%			2041	* *	5	\$1,100	
	Gypsum Board	10%			LIFE	* *	5	\$1,300	
	Masonry: Fieldstone	5%			LIFE	* *			
	Plaster	75%	0-2	\$19,900	LIFE	* *	5	\$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Elevator Foyer									
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	* *	5	\$700	
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$200	
	Exposed Struc: Steel	5%			LIFE	* *			
	Plaster	80%			LIFE	* *	5	\$7,400	
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout, 2012									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$3,800	2067	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Gate									
Free Standing Walls									
	Masonry: Brick	100%			2042	* *			
Retaining Walls									
	Masonry: Brick	98%			2052	* *			
	Masonry: Fieldstone	2%			2042	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	* *			
On-Site Walkways									
	Cast in Place Concrete	95%			2045	* *			
	Pavers/Stone	5%			2041	* *			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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BROOKLYN PUBLIC LIBRARY - 038
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$43,000	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 500 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$43,000	5	\$400	
	Raceway								
	Conduit	5%			2052	* *	1		
	Conduit	95%			2032	\$34,700	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	95%			2031	\$18,800	5	\$400	
	Wiring								
	Thermoplastic	50%			2032	\$16,500	1		
	Thermoplastic	50%			2052	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine							
		Explanation : T-8 Lamps							
	LED	90%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,700	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	30%			2027	\$19,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2032	\$10,800	1-3	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Basement							
		Explanation : Manual Pull Stations, Alarm Bells							

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : Old Oil Tank Abandoned In Place					
	Conversion Equipment								
	Hot Water Boiler	100%	2-4	\$74,100	2045	**	1	\$6,300	
				Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Sub-basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : One Gas Fired Hot Water Boiler					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$700	
	Terminal Devices								
	Convactor/Radiator	50%			2045	**	1	\$2,300	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Ductwork/Diffusers	100%	Now	\$30,600	LIFE	**	2	\$18,300	
				Controller Not Working, Extent : Moderate, Area Affected : 60%					
				Location : First Floor, Uneven Heat Distribution					
	Terminal Devices								
	Not Accessible	100%							
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2037	* *	4	\$400	
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To Mezzanine								
	Explanation : One Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CLARENDON BRANCH LIBRARY
Address : 2035 NOSTRAND AVE. @ FARRAGUT RD.
Borough : BROOKLYN **Agency's Number** : 33
Program / Asset # : BPL0C33.000 / 13240 **Yr Built/Renovated** : 1990 / 1991
Area Sq Ft : 7,800 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 30-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5005 **Lot** : 33 **BIN** : 3327822

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,600		\$4,700	
Interior Architecture	\$15,100		\$3,600	\$300
Mechanical				
Site Enclosure	\$300			
Total	\$61,100		\$8,400	\$300
Importance Code A	\$45,600		\$4,700	
Importance Code B	\$5,000		\$3,700	\$300
Importance Code C	\$10,400			
Total	\$61,100		\$8,400	\$300



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CLARENDON BRANCH LIBRARY
Asset # : 13240

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	\$300	
Masonry: Brick	90%			LIFE	* *	5	\$23,700	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Front Facade								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Front Facade								
Metal Panel	5%			2044	* *	5-10	\$4,500	
Pre-Cast Concrete	3%			LIFE	* *	5	\$2,600	
Windows								
Aluminum	100%			2050	* *	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Interior								
Explanation : No Access To Component Due To Interior Construction								
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	\$37,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Access To Roof Due To Interior Construction								
Metal Panel	5%			2054	* *	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Access To Roof Due To Interior Construction								
Metal: Cage/Fence	15%			2047	* *	5-10	\$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Access To Roof Due To Interior Construction								
Roof								
Modified Bitumen	90%			2039	* *	10	\$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Access To Roof Due To Interior Construction								
Skylight, Metal/Glass	10%			2054	* *	10	\$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Access To Roof Due To Interior Construction								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
CLARENDON BRANCH LIBRARY
Asset # : 13240

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Ceramic Tile	5%			2043	**	5	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Vinyl Tile	90%			2039	**	3	\$3,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Gypsum Board	80%			LIFE	**	5-10	\$14,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Ceilings								
AcousTileSusp.Lay-In	40%			2047	**	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Exposed Struc: Steel	5%			LIFE	**	10	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Fiber Board	45%			2039	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Seating Area. Interior Throughout							
	Explanation : Actual Material Is Fabric Panel. Under Construction							
Gypsum Board	10%			LIFE	**	5-10	\$4,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior Throughout							
	Explanation : Under Construction							
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$300	2069	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Front Facade							
	Deteriorated Finish, Extent : Light, Area Affected : 5%							
	Location : Front Facade							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
CLARENDON BRANCH LIBRARY
Asset # : 13240

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2047		* *
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On-Site Walkways

Pavers/Stone	100%		2043		* *
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Under Construction	100%
--------------------	------

Switchgear / Switchboard

Under Construction	100%
--------------------	------

Raceway

Under Construction	100%
--------------------	------

Panelboards

Under Construction	100%
--------------------	------

Wiring

Under Construction	100%
--------------------	------

Motor Controllers

Under Construction	100%
--------------------	------

Ground

Grounding Devices

Under Construction	100%
--------------------	------

Lighting

Interior Lighting

Under Construction	100%
--------------------	------

Egress Lighting

Under Construction	100%
--------------------	------

Exterior Lighting

Under Construction	100%
--------------------	------

Alarm

Security System

Under Construction	100%
--------------------	------

Fire/Smoke Detection

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

Heating

Energy Source

Under Construction	100%
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Conversion Equipment

Under Construction	100%
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Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CLARENDON BRANCH LIBRARY
Asset # : 13240

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Distribution							
	Under Construction	100%						
	Terminal Devices							
	Convactor/Radiator	15%		2039	* *	1	\$400	
	Under Construction	85%						
	Controls							
	Under Construction	100%						
Air Conditioning								
	Energy Source							
	Under Construction	100%						
	Conversion Equipment							
	Under Construction	100%						
	Distribution							
	Under Construction	100%						
	Terminal Devices							
	Under Construction	100%						
	Heat Rejection							
	Under Construction	100%						
	Dehumidifier							
	Under Construction	100%						
Ventilation								
	Distribution							
	Under Construction	100%						
	Exhaust Fans							
	Under Construction	100%						
	Energy Recovery Ventilator							
	Under Construction	100%						
	Heat Recovery Ventilator							
	Under Construction	100%						
Plumbing								
	H/C Water Piping							
	Under Construction	100%						
	Water Heater With Tanks							
	Under Construction	100%						
	HW Heat Exchanger							
	Under Construction	100%						
	Sanitary Piping							
	Under Construction	100%						
	Storm Drain Piping							
	Under Construction	100%						
	Sump Pump(s)							
	Under Construction	100%						
	Pool Filter/Treatment							
	Under Construction	100%						
	Sewage Ejector(s)							
	Under Construction	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CLARENDON BRANCH LIBRARY
Asset # : 13240

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Under Construction	100%							
Fixtures								
Under Construction	100%							
Instantaneous Hot Water								
Under Construction	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Escalators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							
Chemical System								
Under Construction	100%							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CLINTON HILL BRANCH LIBRARY
Address : 380 WASHINGTON AVE. BTWN GREENE AVE - LAFAYETTE AVE
Borough : BROOKLYN **Agency's Number** : 83
Program / Asset # : BPL0C83.000 / 13242 **Yr Built/Renovated** : 1974 / 2000
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 11-Jan-2023 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1945 **Lot** : 36 **BIN** : 3055495

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$121,100	\$242,200
Interior Architecture		\$249,800
Mechanical		\$234,000
Total	\$121,100	\$726,000
Importance Code A	\$121,100	\$242,200
Importance Code B		\$483,800
Total	\$121,100	\$726,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,300			
Interior Architecture	\$28,300		\$500	\$1,000
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$9,300	\$900	\$5,500	\$900
Site Enclosure	\$2,700			
Total	\$64,400	\$1,600	\$6,900	\$2,800
Importance Code A	\$23,700	\$400	\$400	\$400
Importance Code B	\$33,000	\$1,300	\$6,300	\$2,400
Importance Code C	\$7,800		\$200	
Total	\$64,400	\$1,600	\$6,900	\$2,800



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CLINTON HILL BRANCH LIBRARY
Asset # : 13242

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	* *	5	\$19,900		
Stucco Cement	30%	Now	\$13,100	2047	* *	5	\$5,300		
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : Throughout Lower Portion Of Aggregate Band									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Continuous Band At Top Of Wall									
Explanation : Exposed Aggregate Finish									
Windows									
Aluminum	100%			2050	* *	5	\$600		
Parapets									
Metal Panel	100%			2054	* *	5	\$4,300		
Roof									
Modified Bitumen	100%	Now	\$121,100	2034	\$242,200				
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout Roof									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Reading Room									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout Roof									
Soffits									
Stucco Cement	100%			2039	* *	5			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Window And Door Soffits									
Explanation : This Is Actually An Exposed Aggregate Finish									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$4,600		
Ceramic Tile	5%			2037	* *	5	\$500		
Panel/Paver: Cer/Brk	5%			2050	* *	5	\$1,200		
Vinyl Tile	80%			2034	\$249,800	3	\$4,200		
Interior Walls									
Ceramic Tile	5%			2037	* *	5	\$500		
Concrete Masonry Unit	70%			LIFE	* *	5	\$5,100		
Gypsum Board	25%			LIFE	* *	5-10	\$3,900		
Ceilings									
AcousTileSusp.Lay-In	80%	Now	\$15,000	2047	* *	5	\$4,200		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Of South Wall Of Main Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Of South Wall Of Main Reading Room									
Exposed Struc: Steel	10%			LIFE	* *	10	\$2,100		
Gypsum Board	10%			LIFE	* *	5-10	\$3,600		
Site Enclosure									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
CLINTON HILL BRANCH LIBRARY
Asset # : 13242

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

Site Enclosure

Fence/Gates

Chain Link

60% Now \$2,700 2054 * *
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Alleyway

Iron Picket

40% 2069 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2039 * *

On-Site Walkways

Cast in Place Concrete

100% 2039 * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2034 \$47,100 5 \$200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : One Main Service Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$47,100 5 \$200

Raceway

Conduit

100% 2034 \$40,000 1

Panelboards

Molded Case Bkrs

100% 2033 \$21,700 5 \$200

Wiring

Thermoplastic

100% 2034 \$36,100 1

Motor Controllers

Locally Mounted

100% 2032 \$25,900 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200

Lighting

Interior Lighting

LED

100% 2039 * *

Egress Lighting

Emergency, Battery

50% 2039 * * 10 \$900

Exit, Battery

50% 2039 * * 10 \$300

Exterior Lighting

LED

25% 2042 * *
Other Observation, Extent : N/A, Area Affected : 100%
Location : Building Exterior
Explanation : Controlled Via Photocell

No Component

75%

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
CLINTON HILL BRANCH LIBRARY
Asset # : 13242

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

Alarm

Security System
Generic

100% 2034 \$15,300 1 \$2,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Intrusion Alarm System

Fire/Smoke Detection
Generic, Digital

100% 2042 * * 1-3 \$4,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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

Heating

Energy Source
Natural Gas

100% 2054 * * 1

Conversion Equipment
Furnace

100% 2039 * * 1 \$3,700

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

Location : Roof

Explanation : 2 Units

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$6,600

Controls

Digital

100% 2033 \$234,000

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Int Pkg Unit -
Heating/Cooling

100% 2038 * * 2 \$500

Recent Installation, Extent : N/A, Area Affected : 100%

Location : Roof

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$12,200

Terminal Devices

Air Handler/Cool/Ht

100% 2039 * * 1 \$4,600

Heat Rejection

Air Cooled Condenser
Unit

100% 2039 * * 2 \$5,200

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$6,600

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

BROOKLYN PUBLIC LIBRARY - 038
CLINTON HILL BRANCH LIBRARY
Asset # : 13242

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$18,600	2		
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room 40 Gallon Water Heater					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Mechanical Room					
				Explanation : 40 Gallon Tank					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2039	* *	1	\$100	
Fixtures									
	Generic	100%							
				Obsolete Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Main Floor					

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CONEY ISLAND BRANCH LIBRARY
Address : 1901 MERMAID AVE. W. 19TH STREET
Borough : BROOKLYN **Agency's Number** : 32
Program / Asset # : BPL0C32.000 / 13243 **Yr Built/Renovated** : 1957 / 2013
Area Sq Ft : 14,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 02-Dec-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7019 **Lot** : 43 **BIN** : 3189001

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$241,900	
Mechanical		\$374,300
Total	\$241,900	\$374,300
Importance Code A	\$241,900	
Importance Code B		\$374,300
Total	\$241,900	\$374,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$90,300			
Interior Architecture	\$58,200		\$6,200	\$600
Electrical	\$1,500	\$1,300	\$1,600	\$1,300
Mechanical	\$6,400	\$1,700	\$2,900	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,300	\$6,900	\$14,700	\$7,300
Importance Code A	\$91,100	\$600	\$800	\$600
Importance Code B	\$50,200	\$6,400	\$13,900	\$6,100
Importance Code C	\$19,000			\$600
Total	\$160,300	\$6,900	\$14,700	\$7,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
CONEY ISLAND BRANCH LIBRARY
Asset # : 13243

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$44,600	LIFE	**	5	\$27,300	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Rear Facade And Stair Bulkhead On Roof.								
Masonry: Granite	5%			LIFE	**	5	\$2,600	
Metal/Glass Curt Wall	15%	Now	\$42,700	LIFE	**	5	\$9,600	
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Entrance Area								
Windows								
Aluminum	100%	Now	\$1,700	2050	**	5	\$900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Office Rear Window, Lobby Area								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$56,400	LIFE	**	5	\$4,000	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Parapet To 2nd Floor								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Protective Single Ply Rubber Due To Damage								
Masonry: Brick	85%	Now	\$185,500	LIFE	**	5	\$3,000	
Spalling, Extent : Light, Area Affected : 30%								
Location : Above Parapet Wall Base Counter Flashing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Protective Single Ply Rubber Due To Damage								
Roof								
Modified Bitumen	95%			2039	**	10	\$19,700	
Skylight, Metal/Glass	5%			2044	**	10	\$3,500	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Stair Bulkhead Roof And Main Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2033	\$36,700	3	\$3,100	
Cast in Place Concrete	10%			LIFE	**	5	\$9,200	
Ceramic Tile	10%			2047	**	5	\$2,100	
Terrazzo	15%			LIFE	**	5	\$4,900	
Vinyl Tile	55%			2039	**	3	\$4,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
CONEY ISLAND BRANCH LIBRARY
Asset # : 13243

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
	Ceramic Tile	5%		2043	**	5	\$1,300		
	Glass: Single Pane	5%		LIFE	**	5	\$1,900		
	Gypsum Board	50%		LIFE	**	5-10	\$21,400		
	Masonry: Brick	15%		LIFE	**	10	\$1,100		
	Plaster	25%	Now	\$3,000	LIFE	**	5	\$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stairwell At Roof Bulkhead									
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Stairwell At Roof Bulkhead									
Ceilings									
	AcousTileSusp.Lay-In	30%		2047	**	5	\$5,400		
	Gypsum Board	35%		LIFE	**	5-10	\$21,600		
	Plaster	25%	4+	\$2,700	LIFE	**	5	\$2,800	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Stairwell At Main Entrance									
	Wood	10%		LIFE	**	5	\$31,400		
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%		2069	**				
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%		2047	**				
	On-Site Walkways								
	Cast in Place Concrete	100%		2047	**				
	Parking/Driveway								
	Asphalt	95%		2043	**				
	Cast in Place Concrete	5%		2047	**				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	70%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	Fused Disc Sw	30%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Service Disconnect Switch Rated At 200 Amperes Serving The Solar Panels.							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2054	* *	5	\$100	
Raceway									
	Conduit	100%			2054	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
CONEY ISLAND BRANCH LIBRARY
Asset # : 13243

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2050	**	5	\$400	
Wiring									
	Thermoplastic	100%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2047	**	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	10%			2039	**	10	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : T-8 Lamps								
	LED	90%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2034	\$4,300	1		
	Exit, LED	50%			2062	**	1		
Alarm									
Security System									
	Generic	100%			2039	**	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Hallways, Outside Perimeter								
	Explanation : Cctv Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2039	**	1-3	\$8,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2054	* *	1		
	Natural Gas	80%			2054	* *	1		
Conversion Equipment									
	Hot Water Boiler	80%			2047	* *	1	\$5,500	
	Radiant Heater	20%			2039	* *	2	\$1,300	
Distribution									
	Hot Wtr Piping/Pump	80%			2050	* *	4	\$800	
	No Component	20%							

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.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CONEY ISLAND BRANCH LIBRARY
Asset # : 13243

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : N/A, Area Affected : 100%

Location : 1st To 2nd Floor

Explanation : One Unit

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

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CORTELYOU BRANCH LIBRARY
Address : 1305 CORTELYOU ROAD @ARGYLE ROAD
Borough : BROOKLYN **Agency's Number** : 87
Program / Asset # : BPL0C87.000 / 13244 **Yr Built/Renovated** : 1983 / 2005
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5144 **Lot** : 80 **BIN** : 3118362

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$97,300	
Interior Architecture		\$110,600
Mechanical		\$213,400
Site Pavements	\$59,600	
Total	\$156,800	\$324,100
Importance Code A	\$97,300	
Importance Code B	\$59,600	\$324,100
Total	\$156,800	\$324,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,900		\$200	
Interior Architecture	\$7,600		\$100	\$500
Electrical	\$800	\$700	\$900	\$700
Mechanical	\$4,000	\$600	\$19,000	\$400
Site Pavements	\$15,000			
Total	\$47,300	\$1,300	\$20,200	\$1,700
Importance Code A	\$20,300	\$400	\$500	\$400
Importance Code B	\$7,500	\$900	\$19,700	\$1,300
Importance Code C	\$19,500			
Total	\$47,300	\$1,300	\$20,200	\$1,700



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CORTELYOU BRANCH LIBRARY
Asset # : 13244

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%			LIFE	* *	5	\$19,800	
Windows									
	Aluminum	100%			2042	* *	5	\$300	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5-10	\$11,800	
	Metal Panel	5%			2054	* *	5	\$400	
Roof									
	Modified Bitumen	100%	Now	\$97,300	2044	* *			
	Alligatoring, Extent : Moderate, Area Affected : 20%								
	Location : Seams Throughout								
	Blisters, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Main Roof								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Over Meeting Room And Kitchen								
Interior									
Floors									
	Cast in Place Concrete	5%	4+	\$400	LIFE	* *	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Maintenance Room								
	Ceramic Tile	5%			2037	* *	5	\$200	
	Vinyl Tile	90%			2034	\$110,600	3	\$2,000	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	* *	5	\$8,000	
	Glass: Single Pane	2%			LIFE	* *	5	\$300	
	Gypsum Board	3%			LIFE	* *	5-10	\$500	
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$1,300	2047	* *	5	\$2,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Meeting Room And Kitchen								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Meeting Room And Kitchen								
	Exposed Struc: Steel	5%			LIFE	* *	10	\$400	
	Gypsum Board	5%			LIFE	* *	5-10	\$800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	* *			
Site Pavements									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
CORTELYOU BRANCH LIBRARY
Asset # : 13244

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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$59,600	2039	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : All Locations</i>					
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Along Cortelyou Road And Argyle Road</i>					

On-Site Walkways

Cast in Place Concrete	100%	Now	\$15,000	2047	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
<i>Location : Entry Courtyard And Rear Yard</i>					
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>					
<i>Location : Entry Courtyard</i>					
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>					
<i>Location : Entry Courtyard</i>					

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$3,700	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2034	\$43,000	5		
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Raceway

Conduit	80%			2044	* *	1		
Conduit	20%			2054	* *	1		

Panelboards

Molded Case Bkrs	50%			2042	* *	5		\$100
Molded Case Bkrs	50%			2033	\$9,900	5		\$100

Wiring

Thermoplastic	40%			2054	* *	1		
Thermoplastic	60%			2044	* *	1		

Motor Controllers

Locally Mounted	100%			2032	\$23,700	5		\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$200
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Lighting

Interior Lighting

LED	100%			2042	* *			
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Egress Lighting

Emergency, Battery	50%			2039	* *	10		\$900
Exit, Battery	50%			2039	* *	10		\$300

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CORTELYOU BRANCH LIBRARY
Asset # : 13244

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

Lighting

Exterior Lighting

LED

25%

2042

* *

No Component

75%

Alarm

Security System

Generic

50%

2034

\$7,000

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Generic

50%

2042

* *

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$4,600

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Hot Water Boiler

100%

2047

* *

1

\$3,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Boiler Room**Explanation : 1 Unit, 427 Mbh Input*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$600

Terminal Devices

Convactor/Radiator

20%

2039

* *

1

\$500

Fan Coil Unit/Heat

2%

2029

\$3,700

1

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Entrance Vestibule**Explanation : Cabinet Unit Heater*

Unit Heater - Hot Water

5%

2039

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Mechanical Room**Explanation : Location Noted*

No Component

73%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Throughout**Explanation : Heating Provided By Air Handling Unit, Reported Under Air Conditioning*

Controls

Digital

100%

2032

\$213,400

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CORTELYOU BRANCH LIBRARY
Asset # : 13244

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Terminal Devices									
	Air Handler/Dir Expansion	100%			2039	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor - Mechanical Room									
Explanation : Air Handler With Direct Expansion And Hot Water Coils									
Heat Rejection									
	Air Cooled Condenser Unit	100%			2039	* *	2	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 1 Condensing Unit, 25 Tons, R-410a Refrigerant									
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
Exhaust Fans									
	Interior	70%			2039	* *	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Return Exhaust Fan									
	Roof	30%			2039	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,900	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor - Boiler Room									
Explanation : 1 Unit, 40 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : CYPRESS HILLS BRANCH LIBRARY
Address : 1197 SUTTER AVENUE @ CRYSTAL ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0C88.000 / 14460 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 6,999 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 03-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4247 **Lot** : 33 **BIN** : 3252993

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$73,700
Total		\$73,700
Importance Code A		\$73,700
Total		\$73,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,500		\$35,600	
Interior Architecture	\$41,400			\$1,100
Electrical	\$800	\$700	\$800	\$700
Mechanical	\$3,000	\$800	\$1,400	\$600
Total	\$87,800	\$1,400	\$37,900	\$2,400
Importance Code A	\$42,900	\$300	\$36,000	\$300
Importance Code B	\$34,200	\$1,100	\$1,900	\$1,900
Importance Code C	\$10,800			\$100
Total	\$87,800	\$1,400	\$37,900	\$2,400



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
CYPRESS HILLS BRANCH LIBRARY
Asset # : 14460

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	95%	4+	\$36,400	LIFE	* *	5	\$8,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : East Side Exit									
	Metal Panel	5%			2054	* *	5-10	\$5,000	
Windows									
	Aluminum	100%			2050	* *	5	\$1,200	
Parapets									
	Concrete Masonry Unit	85%			LIFE	* *	5-10	\$1,900	
	Metal Panel	5%			2054	* *	5	\$100	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$500	
Roof									
	Metal Panel	95%			2047	* *	10	\$35,600	
	Modified Bitumen	5%	0-2	\$1,100	2039	* *			
Debris Present, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
	Exposed Struc: Steel	100%			LIFE	* *	5	\$5,300	
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	* *	5	\$9,000	
Paint Peeling, Extent : Light, Area Affected : 15%									
Location : Basement Boiler Room									
	Ceramic Tile	5%	4+	\$600	2043	* *	5	\$300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Public Toilets									
	Vinyl Tile	75%	2-4	\$10,600	2039	* *	3	\$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *	10	\$5,000	
	Ceramic Tile	3%			2043	* *	5	\$300	
	Concrete Masonry Unit	2%			LIFE	* *	5	\$200	
	Gypsum Board	30%			LIFE	* *	5-10	\$5,100	
	Plaster	45%			LIFE	* *	5-10	\$3,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
CYPRESS HILLS BRANCH LIBRARY
Asset # : 14460

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	4+	\$1,800	2047	* *	5	\$1,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Back Office Areas								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	30%			LIFE	* *	5-10	\$11,200	
	Plaster	50%			LIFE	* *	5-10	\$9,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 5%								
	Location : Main Entrance								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2047	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	* *	5	\$200	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2050	* *	5		
	Molded Case Bkrs	90%			2050	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
CYPRESS HILLS BRANCH LIBRARY
Asset # : 14460

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

Lighting

Egress Lighting

Emergency, Battery	50%		2039	**	10	\$800		
Exit, Service	50%		2039	**	1			

Exterior Lighting

HID	30%		2039	**	10			
No Component	70%							

Alarm

Security System

Generic	100%		2039	**	1	\$2,600		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection

Generic, Analog	100%		2039	**	1-3	\$4,300		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

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

Heating

Energy Source

Natural Gas	100%		2044	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2032	\$73,700	1	\$3,500		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

Distribution

Hot Wtr Piping/Pump	100%		2042	**	4	\$500		
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Terminal Devices

Convactor/Radiator	50%		2047	**	1	\$1,100		
Fan Coil Unit/Heat	50%		2039	**	1	\$1,100		

Controls

Electrical	100%		2032	\$38,600				
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Air Conditioning

Energy Source

Electricity	100%		2042	**	1			
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Conversion Equipment

Exterior Pkg Unit - Cooling	100%		2039	**	2	\$400		
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Rooftop Units</i>								

Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
CYPRESS HILLS BRANCH LIBRARY
Asset # : 14460

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,200	
Exhaust Fans								
	Roof	40%		2034	\$5,400	2	\$100	
	Roof	60%		2039	* *	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2054	* *	1		
Water Heater With Tanks								
	Gas Fired	100%		2032	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 40 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)								
	Submersible	100%		2027	\$200	4	\$200	
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : DEKALB BRANCH LIBRARY
Address : 790 BUSHWICK AVE. @DEKALB AVE.
Borough : BROOKLYN **Agency's Number** : 35
Program / Asset # : BPL0D35.000 / 13245 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 12,584 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3241 **Lot** : 18 **BIN** : 3073751

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$295,800	\$58,500
Interior Architecture	\$489,400	
Electrical	\$18,300	\$92,500
Mechanical	\$409,700	\$145,200
Total	\$1,213,200	\$296,200
Importance Code A	\$295,800	\$203,700
Importance Code B	\$857,400	\$92,500
Importance Code C	\$60,000	
Total	\$1,213,200	\$296,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$27,300		
Interior Architecture	\$12,100	\$900		\$4,700
Electrical	\$6,400	\$1,300	\$1,500	\$5,000
Mechanical	\$7,900	\$3,100	\$2,200	\$80,100
Site Enclosure	\$37,300			
Site Pavements	\$23,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$91,200	\$36,500	\$7,700	\$93,700
Importance Code A	\$7,300	\$27,900	\$600	\$800
Importance Code B	\$67,800	\$8,100	\$7,100	\$92,900
Importance Code C	\$16,200	\$400		
Total	\$91,200	\$36,500	\$7,700	\$93,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
DEKALB BRANCH LIBRARY
Asset # : 13245

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$24,100	
	Masonry: Brick	83%			LIFE	* *	5	\$17,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Southwest Corner									
	Masonry: Sandstone	2%			LIFE	* *	5	\$300	
Windows									
	Wood	100%	Now	\$295,800	2058	* *	5	\$23,400	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Main Reading Room									
Parapets									
	Cast Stone/Terra Cotta	23%			LIFE	* *	5	\$8,700	
Staining/Discoloring, Extent : Light, Area Affected : 50%									
Location : Throughout									
	Masonry: Brick	75%			LIFE	* *	5	\$3,700	
	Masonry: Limestone	2%			LIFE	* *	5	\$100	
Roof									
	Metal Panel	85%			2046	* *	10	\$27,300	
	Single Ply Membrane	15%			2033	\$58,500	10	\$2,600	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$3,900	
	Ceramic Tile	5%			2036	* *	5	\$900	
	Sheet Vinyl/Rubber	5%			2038	* *	5	\$1,300	
	Vinyl Tile	80%	2-4	\$429,400	2043	* *	3	\$5,400	
Adhesion Failure, Extent : Moderate, Area Affected : 50%									
Location : Throughout Main Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Main Floor									
Loose Units, Extent : Moderate, Area Affected : 50%									
Location : Throughout Main Floor									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
DEKALB BRANCH LIBRARY
Asset # : 13245

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$900	
	Concrete Masonry Unit	10%	Now	\$8,900	LIFE	**	5	\$700	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Gypsum Board	15%			LIFE	**	5	\$1,600	
	Plaster	65%	Now	\$60,000	LIFE	**	5	\$3,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Technology Room, Public Room, Throughout Basement								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Technology Room, Public Room, Throughout Basement								
	Wood	5%			LIFE	**	5	\$3,500	
Ceilings									
	AcousTile,Adhered	5%	4+	\$3,200	2046	**	5	\$500	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Throughout Basement								
	AcousTileSusp.Lay-In	25%			2038	**	5	\$4,500	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
	Plaster	65%			LIFE	**	5	\$7,400	
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : Main Room								
Site Enclosure									
Fence/Gates									
	Iron Picket	80%			2053	**			
	Masonry: Brick	20%			2053	**			
Retaining Walls									
	Masonry: Brick	100%	2-4	\$37,300	2043	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Areaway								
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Areaway								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$16,400	2038	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Light, Area Affected : 2%								
	Location : Along Bushwick Avenue								
On-Site Walkways									
	Asphalt	25%			2036	**			
	Cast in Place Concrete	50%	0-2	\$2,400	2038	**			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
	Location : Ramp								
	Pavers/Stone	25%	0-2	\$4,800	2036	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Front Steps								

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
DEKALB BRANCH LIBRARY
Asset # : 13245

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2033	\$47,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$47,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	70%			2033	\$28,000	1		
	Conduit	30%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$1,100	5		
	Molded Case Bkrs	65%			2032	\$14,100	5	\$200	
	Molded Case Bkrs	30%			2041	* *	5	\$100	
	Wiring								
	Thermoplastic	30%			2053	* *	1		
	Thermoplastic	70%			2033	\$25,300	1		
	Motor Controllers								
	Locally Mounted	90%			2031	\$46,700	5	\$100	
	Locally Mounted	10%	2-4	\$5,200	2053	* *	5		
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Outdoor HVAC Equipment							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	12%			2028	\$18,300	10	\$1,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	30%			2033	\$45,800	10	\$3,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And 1st Floor							
	Fluorescent	5%			2038	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	50%			2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
	LED	3%			2038	* *			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
DEKALB BRANCH LIBRARY
Asset # : 13245

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

Lighting

Egress Lighting

Emergency, Battery	50%			2038		**	10	\$1,500	
Exit, Service	50%			2038		**	1		

Exterior Lighting

HID	25%			2033		\$15,900	10		
No Component	75%								

Alarm

Security System

Generic	100%			2038		**	1	\$4,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Inside And Perimeter

Explanation : CCTV Surveillance Cameras, Intrusion Alarms And Motion Sensors

Fire/Smoke Detection

Generic, Digital	100%			2033		\$35,300	1-3	\$7,800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns

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

Heating

Energy Source

Natural Gas	100%			2043		**	1		
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Conversion Equipment

Hot Water Boiler	100%	0-2		\$7,300	2031	\$145,200	1	\$5,600	
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Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Basement

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement Boiler Room

Explanation : One Unit

Distribution

Hot Wtr Piping/Pump	100%			2032		\$29,900	4	\$600	
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Terminal Devices

Air Handler	60%			2028		\$154,300	1	\$4,700	
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Other Observation, Extent : N/A, Area Affected : 60%

Location : Basement

Explanation : Heating Provided By 3 Split Units

Convactor/Radiator	40%			2038		**	1	\$1,600	
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Air Conditioning

Energy Source

Electricity	100%			2041		**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
DEKALB BRANCH LIBRARY
Asset # : 13245

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Conversion Equipment								
	Split Unit	60%			2028	\$194,700			
				R-22 Refrigerant, Extent : Light, Area Affected : 15%					
				Location : 3 Units In Basement					
	Not Accessible	40%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Unknown					
				Explanation : Assumed 2 Additional Units Not Observed.					
Heat Rejection	Air Cooled Condenser Unit	60%			2028	\$23,700	2	\$5,300	
				Other Observation, Extent : N/A, Area Affected : 60%					
				Location : Roof And Grade					
				Explanation : 2 Units On Roof. 1 Unit On Grade.					
	Air Cooled Condenser Unit	40%			2028	\$15,800	2	\$3,500	
				Other Observation, Extent : N/A, Area Affected : 40%					
				Location : Grade					
				Explanation : 2 Units					
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	
	Exhaust Fans								
Plumbing	Interior	100%			2028	\$60,600	2	\$400	
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$37,100	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 100 Gallon Storage Tank					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
	Generic	100%							
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE	* *			
				Controller Not Working, Extent : Severe, Area Affected : 100%					
				Location : Basement					
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : One Unit						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : DYKER BRANCH LIBRARY
Address : 8202 13TH AVE. @ 82ND STREET
Borough : BROOKLYN **Agency's Number** : 82
Program / Asset # : BPL0D82.000 / 13246 **Yr Built/Renovated** : 1974 / 2013
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 10-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6302 **Lot** : 36 **BIN** : 3164019

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,900	
Mechanical		\$290,800
Site Enclosure	\$86,100	
Total	\$137,000	\$290,800
Importance Code A	\$50,900	\$77,400
Importance Code B	\$86,100	\$213,400
Total	\$137,000	\$290,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,400			
Interior Architecture	\$21,800		\$6,400	\$1,700
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$8,600	\$700	\$2,300	\$700
Site Pavements	\$32,700			
Total	\$83,300	\$1,400	\$9,500	\$3,200
Importance Code A	\$19,800	\$400	\$400	\$400
Importance Code B	\$49,800	\$1,100	\$9,200	\$2,600
Importance Code C	\$13,800			\$200
Total	\$83,300	\$1,400	\$9,500	\$3,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
DYKER BRANCH LIBRARY
Asset # : 13246

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$2,000	LIFE	**	5	\$3,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Base Of Building At Front							
Masonry: Brick	50%			LIFE	**	5	\$13,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Efflorescence Staining Throughout							
Metal Panel	10%			2060	**	5-10	\$9,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof Level							
	Explanation : Location Observed							
Pre-Cast Concrete	35%	Now	\$6,700	LIFE	**	5	\$15,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout Top Of Building							
Windows								
Aluminum	100%	Now	\$50,900	2059	**	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : All Windows							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Surface Anodizing Is Failing							
Roof								
Single Ply Membrane	100%			2042	**	10	\$26,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Reading Room							
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$3,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2037	**	5	\$700	
Vinyl Tile	90%	4+	\$16,600	2039	**	3	\$4,500	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Rear Meeting Room							
	Uneven Substrate, Extent : Moderate, Area Affected : 10%							
	Location : Community Meeting Room							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Community Meeting Room							
Interior Walls								
Ceramic Tile	10%			2043	**	5	\$400	
Concrete Masonry Unit	90%			LIFE	**	5	\$3,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2047	**	5	\$12,100	
Gypsum Board	5%			LIFE	**	5-10	\$2,300	
Plaster	5%			LIFE	**	5-10	\$1,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
DYKER BRANCH LIBRARY
Asset # : 13246

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
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2054		* *		
Free Standing Walls									
	Cast in Place Concrete	100%			2054		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Impact Damage, Extent : Moderate, Area Affected : 2%					
				Location : Driveway					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$86,100	2054		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout Front					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$20,500	2039		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 15%					
				Location : Throughout					
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$2,400	2039		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Terrace At Front And Side					
Parking/Driveway									
	Asphalt	80%	4+	\$9,800	2037		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Rear Parking Area					
	Cast in Place Concrete	20%			2047		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch. Inspector Estimate. No Nameplate Capacity Available.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
	Raceway								
	Conduit	90%			2044	* *	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$19,800	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
DYKER BRANCH LIBRARY
Asset # : 13246

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2034	\$23,100	1		
	Thermoplastic	30%			2054	* *	1		
Motor Controllers									
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : LED Observed							
	Exit, Battery	50%			2039	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : LED Observed							
Exterior Lighting									
	LED	25%			2039	* *			
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$2,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System. Exterior Cameras Are Blocked By Exterior Signs.							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$4,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	2%			2034		1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Location Noted.							
	Natural Gas	98%			2034	\$1,900	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
DYKER BRANCH LIBRARY
Asset # : 13246

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	98%			2032	\$77,400	1	\$3,600	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit, 300 Mbh Approx.							
Radiant Heater	2%			2029	\$3,900	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Electric Unit Heater							
Distribution								
Hot Wtr Piping/Pump	100%			2033	\$16,300	4	\$600	
Terminal Devices								
Convactor/Radiator	85%			2039	* *	1	\$2,100	
Unit Heater - Hot Water	5%			2039	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room, Entrance Vestibule							
	Explanation : Unit Heater / Cabinet Heater							
No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Air Handler Reported Under Air Conditioning							
Controls								
Digital	100%	Now	\$4,300	2029	\$213,400			
	Broken, Extent : Moderate, Area Affected : 30%							
	Location : Mechanical Room At Air Handler - Defective Zone Damper Actuators: Zones 1, 2							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	\$8,800			
	R-410a Refrigerant, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Office							
	Explanation : Location Noted							
No Component	95%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2039	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Air Handler With Dx And Hot Water Coils							

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

BROOKLYN PUBLIC LIBRARY - 038
DYKER BRANCH LIBRARY
Asset # : 13246

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2039	* *	2	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Air Cooled Condensing Unit, 30 Tons, R410a Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
	Exhaust Fans								
	Interior	80%			2034	\$26,400	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Return Fan							
	Roof	20%			2039	* *	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Toilet Exhaust Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$1,500	4	\$200	
	Backflow Preventer								
	Generic	100%			2034	\$3,300	1	\$500	
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : EAST FLATBUSH BRANCH LIBRARY
Address : 9612 CHURCH AVE. NEAR ROCKAWAY PARKWAY
Borough : BROOKLYN **Agency's Number** : 36
Program / Asset # : BPL0E36.000 / 13247 **Yr Built/Renovated** : 1962 / 1999
Area Sq Ft : 12,329 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 24-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4717 **Lot** : 38 **BIN** : 3103597

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$89,400	\$608,500
Interior Architecture		\$387,500
Electrical		\$57,000
Mechanical	\$199,100	\$290,800
Total	\$288,400	\$1,343,800
Importance Code A	\$89,400	\$738,400
Importance Code B	\$199,100	\$605,400
Total	\$288,400	\$1,343,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,500		\$3,300	
Interior Architecture	\$41,500		\$5,500	\$2,600
Electrical	\$400	\$300	\$1,600	\$400
Mechanical	\$1,900	\$1,300	\$19,400	\$1,300
Total	\$64,300	\$1,600	\$29,900	\$4,200
Importance Code A	\$21,100	\$600	\$4,000	\$600
Importance Code B	\$26,400	\$1,000	\$25,900	\$3,600
Importance Code C	\$16,800			
Total	\$64,300	\$1,600	\$29,900	\$4,200



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 Estimates are rounded to the nearest hundred dollars.

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

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BROOKLYN PUBLIC LIBRARY - 038
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$3,800	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Glass Block	10%	Now	\$3,100	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	35%			LIFE	* *	5	\$5,400	
	Metal Coiling Doors	10%			2034	\$161,800	5	\$4,800	
	Granite Panels	5%			LIFE	* *	5	\$600	
Parapets									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$400	
	Metal Panel	5%			2049	* *	5	\$300	
	Metal: Cage/Fence	70%			2042	* *	5-10	\$8,000	
Roof									
	IRMA/Protected Membrane	90%	Now	\$89,400	2029	\$446,800			
		Insul Deter/Miss, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : First Floor							
	Sloped Glazing	10%	Now	\$17,500	LIFE	* *	5	\$28,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2039	* *	5-10		
Interior									
Floors									
	Ceramic Tile	10%			2038	* *	5	\$1,600	
	Vinyl Tile	90%	0-2	\$19,400	2034	\$387,500	3	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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BROOKLYN PUBLIC LIBRARY - 038
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

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

Interior

Interior Walls

Cast in Place Concrete 25% Now \$14,600 LIFE * *

Water Penetration, Extent : Moderate, Area Affected : 5%
Location : Basement

Concrete Masonry Unit 25% LIFE * * 5 \$1,600

Gypsum Board 50% Now \$2,200 LIFE * * 5 \$4,700

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Front Wall
Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Front Wall

Ceilings

AcousTileSusp.Lay-In 70% 2042 * * 5 \$11,000

Staining/Discoloring, Extent : Light, Area Affected : 2%
Location : Throughout

Gypsum Board 10% 0-2 \$500 LIFE * * 5 \$2,000

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Offices

Plaster 20% Now \$4,700 LIFE * * 5 \$2,000

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : Throughout
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Throughout
Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Throughout

Site Pavements

Public Sidewalk

Cast in Place Concrete 75% 2042 * *

Pavers/Stone 25% 2038 * *

On-Site Walkways

Cast in Place Concrete 100% 2042 * *

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

Under 600 Volts

Service Equipment

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

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 600 Amperes

Switchgear / Switchboard

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

Raceway

Conduit 100% 2039 * * 1

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BROOKLYN PUBLIC LIBRARY - 038
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2037	* *	5		
	Molded Case Bkrs	95%			2037	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2034	\$47,300	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	10%			2037	* *	10	\$1,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement								
	LED	90%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$10,300	10	\$1,500	
	Exit, Service	50%			2029	\$2,100	1		
Exterior Lighting									
	HID	100%			2029	\$57,000	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	\$6,900	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	\$9,500	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	\$129,800	1	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$900	

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BROOKLYN PUBLIC LIBRARY - 038
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	70%			2029	\$160,900	1	\$5,300	
	Convactor/Radiator	30%			2034	\$30,000	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2027	\$199,100	2	\$800	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units. Basement								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	90%			2029	\$48,800	2	\$300	
	Roof	10%	Now	\$100	2029	\$2,400	2		
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Restroom Exhaust Fans. Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : EASTERN PARKWAY BRANCH LIBRARY
Address : 1044 EASTERN PKWY. @SCHENECTADY AVE.
Borough : BROOKLYN **Agency's Number** : 37
Program / Asset # : BPL0E37.000 / 13248 **Yr Built/Renovated** : 1914 / 2005
Area Sq Ft : 15,901 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1396 **Lot** : 6 **BIN** : 3037543

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$294,000	
Mechanical		\$578,900
Total	\$294,000	\$578,900
Importance Code A	\$294,000	
Importance Code B		\$578,900
Total	\$294,000	\$578,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$63,400			
Interior Architecture	\$17,500		\$3,700	
Electrical	\$35,300	\$1,500	\$1,900	\$1,700
Mechanical	\$10,500	\$2,100	\$3,900	\$1,700
Site Enclosure	\$3,100			
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,600	\$7,500	\$13,400	\$7,300
Importance Code A	\$64,200	\$800	\$800	\$800
Importance Code B	\$56,100	\$6,700	\$12,600	\$6,500
Importance Code C	\$17,300			
Total	\$137,600	\$7,500	\$13,400	\$7,300



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BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	* *	5	\$2,200	
	Masonry: Granite	5%	Now	\$8,600	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : All Facades								
	Masonry: Limestone	85%	Now	\$109,800	LIFE	* *	5	\$14,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, All Facades								
	Staining/Discoloring, Extent : Light, Area Affected : 30%								
	Location : Various Locations, All Facades								
	Stucco Cement	5%			2039	* *	5	\$2,800	
Windows									
	Steel	10%	Now	\$26,400	2056	* *	5	\$3,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout, Rear Elevation								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
	Location : Basement								
	Wood	90%	Now	\$184,200	2056	* *	5	\$26,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Front And Right Side Elevations								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Front And Right Side Elevations								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Front And Right Side Elevations								
Parapets									
	Cast in Place Concrete	50%			LIFE	* *	5	\$26,500	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Explanation : Recent Waterproofing Painted								
	Masonry: Limestone	50%			LIFE	* *	5-10	\$15,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Explanation : This Are Classical Balusters								

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BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%		2042		**	10	\$18,100	
	Ponding, Extent : Light, Area Affected : 5%								
	Location : At Front Area								
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Recent Waterproofing Painted								
Interior									
Floors									
	Cast in Place Concrete	5%		LIFE		**	5	\$5,200	
	Traffic Topping	10%		2039		**	5	\$3,000	
	Vinyl Tile	85%		2039		**	3	\$7,600	
Interior Walls									
	Concrete Masonry Unit	5%		LIFE		**	5	\$800	
	Gypsum Board	15%		LIFE		**	5-10	\$5,100	
	Plaster	70%		LIFE		**	5-10	\$11,800	
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : At Basement Pipe Penetration								
	SGFT/Glazed Masonry	10%		LIFE		**	10	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st And 2nd Floors								
	Explanation : Located In Main Stairwell								
Ceilings									
	AcousTileConcealSpLn	80%		2039		**	5	\$23,800	
	AcousTileSusp.Lay-In	10%		2047		**	5	\$2,400	
	Plaster	10%		LIFE		**	5-10	\$4,100	
Site Enclosure									
Fence/Gates									
	Chain Link	50%	Now	\$1,200	2034	\$23,300			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
	Location : Rear Yard								
	Iron Picket	50%		2054		**			
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Front And Right Side Area Of Property								
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : At Corner								
	Explanation : Broken Concrete Curb								
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$2,000	2054	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Stair Areaway At Rear Yard								

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BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2039		**			
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On-Site Walkways

Cast in Place Concrete	80%			2039		**			
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Masonry: Granite	20%			LIFE		**			
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Caulking Deteriorated, Extent : Light, Area Affected : 2%

Location : Front Steps

Parking/Driveway

Asphalt	100%	Now	\$3,800	2037		**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Rear Yard

Misaligned/Bulging, Extent : Moderate, Area Affected : 10%

Location : Rear Yard

Potholes, Extent : Moderate, Area Affected : 10%

Location : Rear Yard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2034	\$43,000	5		\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$43,000	5		\$400	
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Raceway

Conduit	95%			2034	\$34,700	1			
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Conduit	5%			2044	**	1			
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Panelboards

Fused Disc Sw	5%			2033	\$1,000	5			
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Molded Case Bkrs	85%			2033	\$16,800	5		\$400	
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Molded Case Bkrs	10%			2042	**	5			
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Wiring

Braided Cloth	70%	0-2	\$23,100	2059	**	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2034	\$6,600	1			
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Thermoplastic	10%			2044	**	1			
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Motor Controllers

Locally Mounted	100%			2032	\$47,300	5		\$100	
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Ground

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BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,300	LIFE	* *	5	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main Basement							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	\$8,800	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	LED	95%			2039	* *			
	Egress Lighting								
	Emergency, Battery	10%			2029	\$2,600	10	\$400	
	Emergency, Battery	40%			2039	* *	10	\$1,500	
	Exit, LED	40%			2062	* *	1		
	Exit, Service	10%			2029	\$500	1		
	Exterior Lighting								
	HID	30%			2029	\$22,100	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Perimeter							
		Explanation : Operated Via Timer Clock							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$29,600	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$9,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alrm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	30%			2029	\$14,700	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units							
	Hot Water Boiler	70%			2039	**	1	\$5,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 4 Units							
Distribution									
	Hot Wtr Piping/Pump	70%			2042	**	4	\$800	
	No Component	30%							
Terminal Devices									
	Air Handler	40%	0-2	\$2,400	2029	\$118,600	1	\$3,500	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Convactor/Radiator	30%			2039	**	1	\$1,500	
	No Component	30%							
Controls									
	Electrical	100%			2029	\$87,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Reciprocating	40%			2029	\$93,000	1	\$3,000	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit On Roof							
	Ext Pkg Unit -	60%			2029	\$158,800	2	\$600	
	Heating/Cooling								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
Terminal Devices									
	Air Handler/Dir	40%			2029	\$120,800	1		
	Expansion								
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser	40%			2029	\$18,200	2	\$4,400	
	Unit								
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	
Exhaust Fans									
	Interior	30%			2029	\$21,000	2	\$100	
	Roof	70%			2034	\$21,400	2	\$300	

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : One 40 Gallon Unit					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$500	4	\$500	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	\$5,100	4	\$200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Controller Not Working, Extent : Severe, Area Affected : 10%					
				Location : The 2nd Floor Door					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : One Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : FLATBUSH BRANCH LIBRARY
Address : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE
Borough : BROOKLYN **Agency's Number** : 38
Program / Asset # : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2014
Area Sq Ft : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 07-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 5086 **Lot** : 15 **BIN** : 3116706

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$411,600	
Mechanical		\$863,900
Site Pavements	\$56,100	
Total	\$467,700	\$863,900
Importance Code A	\$411,600	
Importance Code B	\$56,100	\$863,900
Total	\$467,700	\$863,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$60,000			
Interior Architecture	\$65,900		\$3,300	\$1,900
Electrical	\$48,300	\$2,000	\$2,100	\$2,500
Mechanical	\$9,700	\$3,300	\$4,500	\$2,300
Site Enclosure	\$13,300			
Site Pavements	\$15,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$216,900	\$9,300	\$13,800	\$10,700
Importance Code A	\$61,100	\$1,100	\$1,100	\$1,100
Importance Code B	\$99,600	\$8,200	\$12,800	\$8,400
Importance Code C	\$56,300			\$1,200
Total	\$216,900	\$9,300	\$13,800	\$10,700



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glass Block	5%			LIFE	**	5	\$1,700		
Masonry: Brick	80%	Now	\$355,900	LIFE	**	5	\$21,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Southwest Exit									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Chimney									
Masonry: Limestone	5%			LIFE	**	5	\$2,000		
Pre-Cast Concrete	10%	Now	\$19,600	LIFE	**	5	\$8,900		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Building Base									
Open Joints, Extent : Moderate, Area Affected : 25%									
Location : Building Base									
Windows									
Aluminum	65%	Now	\$55,700	2050	**	5	\$2,000		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout All Floors									
Aluminum	30%			2050	**	5	\$1,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Window Guards									
Metal Louvers	5%	Now	\$1,700	2037	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$39,800		
Metal Panel	5%			2054	**	5	\$1,300		
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100		
Roof									
Skylight, Metal/Glass	7%			2054	**	10	\$5,300		
Not Accessible	93%								
Interior									
Floors									
Cast in Place Concrete	5%	2-4	\$2,600	LIFE	**	5	\$3,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Ceramic Tile	5%			2043	**	5	\$1,500		
Terrazzo	5%			LIFE	**	5	\$2,400		
Vinyl Tile	65%			2039	**	3	\$7,500		
Vinyl Tile	20%			2039	**	3	\$2,300		

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$2,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,700	
	Glass: Single Pane	5%			LIFE	**	5	\$3,500	
	Gypsum Board	10%			LIFE	**	5-10	\$7,900	
Recent Replace Evident, Extent : N/A, Area Affected : 25%									
Location : Basement									
	Masonry: Brick	5%			LIFE	**	10	\$700	
	Marble Panels	5%			LIFE	**	10	\$900	
	Plaster	55%			LIFE	**	5-10	\$21,700	
	Plaster	5%	2-4	\$2,800	LIFE	**	5	\$700	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	25%	0-2	\$6,300	2047	**	5	\$3,800	
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Gypsum Board	10%			LIFE	**	5-10	\$10,600	
	Plaster	65%			LIFE	**	5-10	\$34,400	
Recent Replace Evident, Extent : N/A, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Exposed Struc: Steel	70%			LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Iron Picket	30%	4+	\$13,300	2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$56,100	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Linden Boulevard Street Side									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$2,100	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%	Now	\$13,600	2043	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	**	5	\$100	
	Raceway								
	Conduit	70%			2034	\$25,500	1		
	Conduit	30%			2054	**	1		
	Panelboards								
	Molded Case Bkrs	80%			2050	**	5	\$500	
	Molded Case Bkrs	20%			2033	\$5,900	5	\$100	
	Wiring								
	Thermoplastic	80%			2054	**	1		
	Thermoplastic	20%			2034	\$6,600	1		
	Motor Controllers								
	Locally Mounted	100%			2047	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	15%			2039	**	10	\$3,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	1%			2039	**	10	\$200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And Hallway							
	LED	84%			2039	**			
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$2,600	
	Exit, Battery	50%			2039	**	10	\$700	
	Exterior Lighting								
	HID	23%			2039	**	10		
	HID	2%	Now	\$2,000	2044	**			
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Exterior							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Surveillance And Intrusion System							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Analog	20%			2029	\$11,100	1-3	\$2,800	
Generic, Digital	80%	Now	\$44,600	2044	* *	1-3	\$9,800	

Not in Service, Extent : Moderate, Area Affected : 100%

Location : Throughout

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

Heating

Energy Source

Natural Gas	100%			2044	* *	1		
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Conversion Equipment

Hot Water Boiler	100%			2047	* *	1	\$10,800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : One Unit

Distribution

Hot Wtr Piping/Pump	100%			2050	* *	4	\$1,600	
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Terminal Devices

Air Handler	60%			2034	\$243,800	1	\$8,100	
Convactor/Radiator	40%			2039	* *	1	\$2,800	

Controls

Digital	100%			2029	\$620,100			
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Air Conditioning

Energy Source

Electricity	100%			2050	* *	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	60%			2039	* *	2	\$800	
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Other Observation, Extent : N/A, Area Affected : 1%

Location : Roof

Explanation : There Is An Abandoned Chiller On The Roof

Window/Wall Unit	40%			2032	\$32,700	1		
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,200	
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Exhaust Fans

Roof	100%			2039	* *	2	\$700	
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Plumbing

H/C Water Piping

Brass/Copper	20%			2044	* *	1		
Galvanized Steel	80%			2039	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2032	\$23,400	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 50 Gallon Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2034	\$11,300	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : FLATLANDS BRANCH LIBRARY
Address : 2065 FLATBUSH AVENUE @AVENUE P
Borough : BROOKLYN **Agency's Number** : 39
Program / Asset # : BPL0F39.000 / 13249 **Yr Built/Renovated** : 1969 / 2003
Area Sq Ft : 12,028 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 22-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7868 **Lot** : 39 **BIN** : 3219626

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$468,000	
Mechanical		\$347,300
Total	\$468,000	\$347,300
Importance Code A	\$468,000	\$76,000
Importance Code B		\$271,300
Total	\$468,000	\$347,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,500			
Interior Architecture	\$29,700		\$8,100	\$3,000
Electrical	\$500	\$400	\$500	\$600
Mechanical	\$4,800	\$1,300	\$1,900	\$1,200
Site Pavements	\$16,300			
Total	\$84,800	\$1,800	\$10,500	\$4,700
Importance Code A	\$34,100	\$600	\$600	\$600
Importance Code B	\$29,200	\$1,200	\$9,900	\$3,700
Importance Code C	\$21,400			\$400
Total	\$84,800	\$1,800	\$10,500	\$4,700



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
FLATLANDS BRANCH LIBRARY
Asset # : 13249

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
	Glass Block	5%			LIFE	**	5	\$1,100	
	Masonry: Brick	82%			LIFE	**	5	\$30,100	
	Pre-Cast Concrete	3%	Now	\$2,000	LIFE	**	5	\$1,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
Windows									
	Steel	100%	0-2	\$468,000	2059	**	5	\$39,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	**	5-10	\$17,300	
	Metal Panel	10%			2054	**	5	\$1,100	
Roof									
	Single Ply Membrane	100%			2042	**	10	\$29,700	
Soffits									
	Metal Panel	100%			2054	**	5-10		
Interior									
Floors									
	Ceramic Tile	5%			2043	**	5	\$900	
	Vinyl Tile	95%	0-2	\$9,400	2039	**	3	\$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Gypsum Board	90%			LIFE	**	5-10	\$25,000	
Ceilings									
	AcousTileSusp.Lay-In	90%			2047	**	5	\$16,200	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,800	
	Gypsum Board	5%			LIFE	**	5-10	\$3,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2044	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$11,400	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Troy Avenue									
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
FLATLANDS BRANCH LIBRARY
Asset # : 13249

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

Site Pavements

Parking/Driveway
Asphalt

100% Now \$4,900 2037 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Rear Of Building

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2034 \$3,700 5 \$100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$43,000 5 \$300

Raceway

Conduit

90% 2034 \$32,800 1

Conduit

10% 2054 * * 1

Panelboards

Fused Disc Sw

5% 2033 \$1,000 5

Molded Case Bkrs

20% 2050 * * 5 \$100

Molded Case Bkrs

75% 2033 \$14,800 5 \$200

Wiring

Thermoplastic

80% 2034 \$26,400 1

Thermoplastic

20% 2054 * * 1

Motor Controllers

Locally Mounted

100% 2032 \$47,300 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2042 * *

Egress Lighting

Emergency, Battery

50% 2042 * * 10 \$1,500

Exit, Service

50% 2042 * * 1

Exterior Lighting

LED

10% 2042 * *

No Component

90%

Alarm

Security System

Generic

100% 2042 * * 1 \$4,500

Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas And Outside Perimeter
Explanation : CCTV Surveillance Cameras

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
FLATLANDS BRANCH LIBRARY
Asset # : 13249

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Furnace	20%			2034	\$7,400	1	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Furnace	20%			2042	* *	1	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	60%			2032	\$76,000	1	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	60%			2042	* *	4	\$500	
	No Component	40%							
Terminal Devices									
	Air Handler	30%			2034	\$67,300	1	\$2,200	
	Convactor/Radiator	30%			2032	\$29,200	1	\$1,200	
	No Component	40%							
Controls									
	Electrical	100%			2029	\$66,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	40%			2032	\$77,700	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	30%			2034	\$60,100	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
	Ext Pkg Unit - Heating/Cooling	30%			2042	* *	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Rooftop Package Unit							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,600	
	Exhaust Fans								
	Interior	40%			2034	\$21,100	2	\$100	
	Roof	60%			2034	\$13,900	2	\$200	

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
FLATLANDS BRANCH LIBRARY
Asset # : 13249

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$16,900	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One 40 Gallon Unit					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : FORT HAMILTON BRANCH LIBRARY
Address : 9424 FOURTH AVE. @95TH STREET
Borough : BROOKLYN **Agency's Number** : 40
Program / Asset # : BPL0F40.000 / 13250 **Yr Built/Renovated** : 1902 / 2011
Area Sq Ft : 7,362 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 14-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6114 **Lot** : 37 **BIN** : 3155499

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$62,400
Mechanical		\$110,300
Total		\$172,700
Importance Code A		\$62,400
Importance Code B		\$110,300
Total		\$172,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,200	\$3,500	\$1,700	\$1,000
Interior Architecture	\$8,400	\$900		\$1,200
Electrical	\$700	\$500	\$3,100	\$700
Mechanical	\$500	\$800	\$1,100	\$800
Site Pavements	\$1,200			
Total	\$11,800	\$5,600	\$5,900	\$3,800
Importance Code A	\$1,500	\$3,900	\$2,100	\$1,400
Importance Code B	\$3,100	\$1,200	\$3,800	\$2,400
Importance Code C	\$7,200	\$600		
Total	\$11,800	\$5,600	\$5,900	\$3,800



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$12,700	
	Masonry: Brick Cavity	15%			LIFE	**	5	\$2,500	
	Masonry: Limestone	5%			LIFE	**	5	\$600	
	Metal Panel	5%			2052	**	5-10	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Equipment Screen Wall								
Windows									
	Aluminum	98%			2048	**	5	\$2,000	
	Metal Louvers	2%			2041	**	10	\$300	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$300	
	Metal Panel	5%			2052	**	5	\$300	
	No Component	75%							
Roof									
	Built-Up (BUR)	30%			2032	\$62,400	10	\$5,400	
	Modified Bitumen	30%	0-2	\$1,200	2037	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
	Location : Roof Drain Above New Community Room								
	Slate	40%			LIFE	**			
Soffits									
	Fiberglass Panel	100%			2041	**	5	\$7,100	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2041	**	5	\$600	
	Slate	2%			LIFE	**	5	\$200	
	Vinyl Tile	88%			2037	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Gypsum Board	25%	4+	\$1,600	LIFE	**	5	\$3,500	
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : At HVAC Ducts								
	Masonry: Brick	5%	0-2	\$4,500	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Plaster	50%			LIFE	**	5	\$3,500	
	Wood	10%			LIFE	**	5	\$9,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%	0-2	\$1,100	2045	* *	5	\$1,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : At HVAC Ducts								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$2,900	
Plaster	35%			LIFE	* *	5	\$2,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	75%			2049	* *			
Masonry: Granite	25%	Now	\$1,200	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Entry Steps								
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5		
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	\$200	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	

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

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

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BROOKLYN PUBLIC LIBRARY - 038
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	* *	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2037	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	75%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$900	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2037	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Rear Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$4,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	65%			2032	\$14,800	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units							
	Hot Water Boiler	35%			2045	* *	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Distribution							
	Hot Wtr Piping/Pump	35%		2040	**	4	\$100	
	No Component	65%						
	Terminal Devices							
	Convactor/Radiator	35%		2037	**	1	\$800	
	No Component	65%						
Air Conditioning								
	Energy Source							
	Electricity	100%		2048	**	1		
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	90%		2032	\$110,300	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Roof						
		Explanation : 2 Package Units. R-410a						
	Split Unit	10%		2032	\$17,300			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Roof						
		Explanation : 2 Units. R-410a						
	Terminal Devices							
	Fan Coil - 2 Pipe	10%		2032	\$22,300	1	\$200	
	No Component	90%						
	Heat Rejection							
	Dry Cooler	10%		2032	\$3,300	2	\$500	
	No Component	90%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$4,100	
	Exhaust Fans							
	Roof	100%		2032	\$14,200	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2052	**	1		
	Water Heater With Tanks							
	Gas Fired	100%		2030	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%		2042	**	1-2	\$400	

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : GERRITSEN BEACH BRANCH LIBRARY
Address : 2808 GERRITSEN AVENUE BTWN BARTLETT PL. - GOTHAM AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0G40.000 / 14459 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 9,963 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8923 **Lot** : 920 **BIN** : 3343823

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$54,900
Total		\$54,900
Importance Code B		\$54,900
Total		\$54,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,800	\$600	\$2,200	
Interior Architecture	\$24,700	\$1,100	\$2,100	
Electrical	\$26,000	\$900	\$1,100	\$1,100
Mechanical	\$5,900	\$1,500	\$1,900	\$1,300
Total	\$68,400	\$4,100	\$7,200	\$2,400
Importance Code A	\$12,300	\$1,100	\$2,700	\$500
Importance Code B	\$51,800	\$3,000	\$4,400	\$1,900
Importance Code C	\$4,200		\$100	
Total	\$68,400	\$4,100	\$7,200	\$2,400



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
GERRITSEN BEACH BRANCH LIBRARY
Asset # : 14459

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,700	
Exposed Struc: Steel	2%			LIFE	**	5	\$1,100	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	76%			LIFE	**	5	\$13,200	
Metal Panel	5%			2054	**	5-10	\$3,000	
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Window Wall	15%			2054	**	5	\$4,900	
Windows								
Aluminum	99%			2056	**	5	\$1,300	
Metal Louvers	1%			2037	**	10	\$100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$2,100	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 1%								
Location : Throughout								
Masonry: Brick	40%			LIFE	**	5-10	\$2,100	
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : West Side								
No Component	50%							
Roof								
Asphalt Shingle	65%			2047	**	10	\$2,200	
Modified Bitumen	35%			2039	**	10	\$6,900	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Flat Roof								
Explanation : Repair In Progress								
Soffits								
Cement - Fiber Panel	90%			2042	**	10		
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Steel	10%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
Ceramic Tile	5%			2047	**	5	\$700	
Vinyl Tile	90%			2042	**	3	\$4,800	
Interior Walls								
Ceramic Tile	5%			2047	**	5	\$200	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Gypsum Board	75%			LIFE	**	5-10	\$6,100	
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Rear Corner								
Masonry: Brick	15%			LIFE	**	10	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
GERRITSEN BEACH BRANCH LIBRARY
Asset # : 14459

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%			2051	**	5	\$2,100	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,400	
	Exposed Struc: Wood	75%			LIFE	**	10	\$15,900	
	Gypsum Board	5%			LIFE	**	5-10	\$2,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
	Free Standing Walls								
	Masonry: Brick	100%			2054	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2051	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2051	**			
	Activity Yard								
	Pavers/Stone	100%			2047	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	**	5	\$300	
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Fused Disc Sw	5%			2042	**	5		
	Molded Case Bkrs	95%			2042	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	100%			2039	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	LED	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
GERRITSEN BEACH BRANCH LIBRARY
Asset # : 14459

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2034	\$8,300	10	\$1,200	
	Exit, Service	50%			2034	\$1,700	1		
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$3,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Outside Perimeter								
	Explanation : Cctv Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%	Now	\$25,500	2044	* *	1-3	\$5,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas								
	Explanation : Fire Alarm System Is Not In Service. Strobe Lights, Smoke Detectors								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2051	* *	1	\$4,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$700	
	Terminal Devices								
	Air Handler	75%			2042	* *	1	\$4,600	
	Convactor/Radiator	20%	0-2	\$1,600	2047	* *	1	\$600	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations								
	Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations								
	Fan Coil Unit/Heat	5%			2039	* *	1	\$200	
	Controls								
	Electrical	100%			2032	\$54,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
GERRITSEN BEACH BRANCH LIBRARY
Asset # : 14459

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	90%			2038	* *	2	\$600	
			R-410a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 2 Units, Mechanical Room						
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,800	
	Exhaust Fans								
	Interior	100%			2042	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,400	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : One 40 Gallon Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$600	
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : **HIGHLAWN BRANCH LIBRARY**
Address : **1664 WEST 13TH @KINGS HIGHWAY**
Borough : **BROOKLYN** **Agency's Number** : **42**
Program / Asset # : **BPL0H42.000 / 13252** **Yr Built/Renovated** : **1972 / 2005**
Area Sq Ft : **7,500** **Project Type** : **BROOKLYN PUBLIC LIBRARY**
Date of Survey : **12-Jul-2019** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **6618** **Lot** : **34** **BIN** : **3175253**

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$200,500
Mechanical		\$315,400
Total		\$515,900
Importance Code A		\$200,500
Importance Code B		\$315,400
Total		\$515,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$53,200			
Interior Architecture	\$400		\$1,200	
Electrical	\$17,300	\$400	\$400	\$400
Mechanical	\$1,900	\$29,800	\$2,700	\$800
Site Enclosure	\$200			
Total	\$73,100	\$30,300	\$4,200	\$1,200
Importance Code A	\$53,600	\$500	\$400	\$400
Importance Code B	\$19,100	\$29,800	\$3,900	\$800
Importance Code C	\$400			
Total	\$73,100	\$30,300	\$4,200	\$1,200



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
HIGHLAWN BRANCH LIBRARY
Asset # : 13252

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	2-4	\$21,600	LIFE	**	5	\$13,200	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	20%			LIFE	**	5	\$2,800	
Granite Panels	10%	2-4	\$11,500	LIFE	**	5	\$1,400	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Entry								
Windows								
Aluminum	100%			2039	**	5	\$1,400	
Parapets								
Masonry: Brick	3%			LIFE	**	5		
Masonry: Limestone	2%			LIFE	**	5		
Metal Panel	1%			2041	**	5		
No Component	94%							
Roof								
Modified Bitumen	100%	4+	\$20,100	2031	\$200,500			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5		
Stucco Cement	50%			2036	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2040	**	5	\$500	
Terrazzo	2%			LIFE	**	5	\$200	
Vinyl Tile	88%			2039	**	3	\$3,500	
Recent Installation, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Plaster	20%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$1,600	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$5,300	
Site Enclosure								
Fence/Gates								
Iron Picket	50%			2051	**			
Masonry: Brick	50%	Now	\$200	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Wall At Areaway On East Side								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
HIGHLAWN BRANCH LIBRARY
Asset # : 13252

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	

Site Enclosure

Free Standing Walls

Cast in Place Concrete

100%

2051

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Site Wall On West Property Line**Explanation : This Is Actually Pre-cast Concrete Construction*

Retaining Walls

Cast in Place Concrete

70%

2051

* *

Masonry: Brick

30%

2041

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2036

* *

On-Site Walkways

Cast in Place Concrete

100%

2036

* *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2031

\$43,000

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service Rated At 350 Amperes*

Raceway

Conduit

90%

2031

\$32,800

1

Conduit

10%

2057

* *

1

Panelboards

Molded Case Bkrs

60%

2030

\$11,900

5

\$100

Molded Case Bkrs

40%

2047

* *

5

\$100

Wiring

Braided Cloth

20%

2-4

\$6,600

2056

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic

70%

2031

\$23,100

1

Thermoplastic

10%

2057

* *

1

Motor Controllers

Locally Mounted

100%

2044

* *

5

\$100

Ground

Grounding Devices

Generic

100%

0-2

\$10,300

LIFE

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Ground Bus Bar Not Observed. Jumper Wire For Water Meter Observed.*

Lighting

Interior Lighting

LED

100%

2039

* *

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
HIGHLAWN BRANCH LIBRARY
Asset # : 13252

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

Lighting

Egress Lighting

Exit, Service

50%

2039

* *

1

Exit, Battery

50%

2039

* *

10

\$300

Exterior Lighting

HID

40%

2031

\$13,900

10

LED

60%

2039

* *

Alarm

Security System

No Component

20%

Generic

80%

2039

* *

1

\$2,200

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2031

\$5,800

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$400

Terminal Devices

Air Handler

75%

2031

\$104,900

1

\$3,500

Convactor/Radiator

25%

2029

\$15,200

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

95%

2029

\$115,000

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement Equipment Room*

Split Unit

5%

2036

* *

Heat Rejection

Dry Cooler

95%

2031

\$32,400

2

\$5,000

No Component

5%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
HIGHLAWN BRANCH LIBRARY
Asset # : 13252

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	80%		2031	\$26,400	2	\$200	
	Roof	20%		2031	\$2,900	2		
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2031	\$95,500	1		
	Water Heater With Tanks							
	Electric	100%		2026	\$23,400	4		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2026	\$1,500	4	\$200	
	Sewage Ejector(s)							
	Electric	100%		2026	\$3,900	4	\$400	
	Fixtures							
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : JAMAICA BAY BRANCH LIBRARY
Address : 9727 SEAVIEW AVE. @E. 98 STREET
Borough : BROOKLYN **Agency's Number** : 81
Program / Asset # : BPL0J81.000 / 13253 **Yr Built/Renovated** : 1973 / 2002
Area Sq Ft : 7,852 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 29-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8300 **Lot** : 1 **BIN** : 3234514

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$230,700
Total		\$230,700
Importance Code B		\$230,700
Total		\$230,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$2,700		
Interior Architecture	\$6,400			\$1,400
Electrical	\$800	\$1,900	\$900	\$700
Mechanical	\$600	\$17,400	\$1,300	\$500
Site Enclosure	\$200			
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,800	\$26,000	\$6,100	\$6,600
Importance Code A	\$400	\$3,200	\$400	\$400
Importance Code B	\$15,100	\$22,800	\$5,700	\$6,200
Importance Code C	\$300			
Total	\$15,800	\$26,000	\$6,100	\$6,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
JAMAICA BAY BRANCH LIBRARY
Asset # : 13253

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$11,600	
	Pre-Cast Concrete	3%			LIFE	**	5	\$2,000	
	Window Wall	7%			2041	**	5	\$5,400	
Windows									
	Glass Block	100%			LIFE	**	5	\$2,000	
Parapets									
	Concrete Masonry Unit	95%			LIFE	**	5		
	Pre-Cast Concrete	5%			LIFE	**	5		
Roof									
	Not Accessible	100%							
Interior									
Floors									
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	95%	Now	\$6,100	2036	**	3	\$4,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 2%								
	Location : South Side Of Main Reading Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : South Side Of Main Reading Room								
Interior Walls									
	Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings									
	AcousTileSusp.Lay-In	75%			2044	**	5		
	Gypsum Board	25%			LIFE	**	5		
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2041	**			
	Concrete Masonry Unit	15%			2041	**			
	Iron Picket	25%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$200	2051	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Handicap Ramp Cheek Walls								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$3,500	2036	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Tree Pit On East 98th Street Sidewalk								
	Tripping Hazard, Extent : Moderate, Area Affected : 5%								
	Location : Tree Pit On East 98th Street Sidewalk								
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$300	2036	**			
	Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
	Location : Rear Entrance								
	Pavers/Stone	10%			2034	\$7,100			
Parking/Driveway									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
JAMAICA BAY BRANCH LIBRARY
Asset # : 13253

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet In The Meeting Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	20%			2031	\$7,300	1		
Conduit	80%			2051	* *	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$19,800	5	\$200	
Wiring								
Thermoplastic	30%			2031	\$9,900	1		
Thermoplastic	70%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2044	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	1%			2026	\$900	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
LED	99%			2036	* *			
Egress Lighting								
Emergency, Battery	50%			2031	\$6,500	10	\$900	
Exit, Battery	50%			2031	\$4,500	10	\$300	
Exterior Lighting								
HID	100%			2036	* *	10		
Alarm								
Security System								
Generic	100%			2036	* *	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	\$4,800	

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
JAMAICA BAY BRANCH LIBRARY
Asset # : 13253

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	65%			2031	\$15,700	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Roof							
		Explanation : 4 Package Units							
	Hot Water Boiler	35%			2036	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	35%			2039	* *	4	\$100	
	No Component	65%							
	Terminal Devices								
	Convactor/Radiator	35%			2036	* *	1	\$900	
	No Component	65%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2031	\$130,700	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Package Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
	Exhaust Fans								
	Roof	100%			2031	\$15,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$99,900	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : KENSINGTON BRANCH LIBRARY
Address : 4211 18TH AVENUE @ SETON PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0K43.000 / 14461 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 19,897 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 19-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5416 **Lot** : 14 **BIN** : 3801250

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$89,600	\$177,700
Total	\$89,600	\$177,700
Importance Code A	\$89,600	\$177,700
Total	\$89,600	\$177,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,500		\$18,900	\$9,900
Interior Architecture	\$13,000	\$1,600	\$12,300	\$2,800
Electrical	\$1,700	\$1,300	\$1,300	\$1,800
Mechanical	\$5,400	\$2,200	\$6,500	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,600	\$9,200	\$43,000	\$21,000
Importance Code A	\$17,500	\$1,000	\$19,900	\$11,000
Importance Code B	\$23,000	\$7,300	\$23,100	\$10,000
Importance Code C		\$900		
Total	\$40,600	\$9,200	\$43,000	\$21,000



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
KENSINGTON BRANCH LIBRARY
Asset # : 14461

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	80%	2-4	\$89,600	LIFE	**	5	\$177,700	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Front Stair							
Metal Panel	5%			2058	**	5-10	\$9,800	
Granite Panels	5%	Now	\$3,500	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Window Wall	10%			2052	**	5	\$10,700	
Windows								
Aluminum	95%			2048	**	5	\$5,700	
Metal Louvers	5%			2041	**	10	\$1,900	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$1,600	
Metal Rail	5%			2049	**	5-10	\$1,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$1,200	
Roof								
Metal Panel	5%	Now	\$13,100	2052	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
	Location : Stair Bulkhead							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stair Bulkhead							
Single Ply Membrane	75%			2037	**	10	\$13,600	
Skylight, Metal/Glass	20%			2052	**	10	\$12,100	
Soffits								
Exposed Struc: Steel	50%			LIFE	**	5	\$500	
Glass: Special Gauge	50%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Facade							
	Explanation : Aluminum Fins On Structural Steel							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2041	**	5	\$1,500	
Panel/Paver: Cer/Brk	5%			2048	**	5	\$3,400	
Sheet Vinyl/Rubber	55%			2037	**	5	\$24,600	
Vinyl Tile	30%			2037	**	3	\$4,500	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Gypsum Board	75%			LIFE	**	5	\$16,100	
Wood	10%			LIFE	**	5	\$14,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
KENSINGTON BRANCH LIBRARY
Asset # : 14461

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

Interior

Ceilings

AcousTileSusp.Lay-In	45%			2045	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	50%	Now	\$5,200	LIFE	**	5	\$18,600	

Water Penetration, Extent : Severe, Area Affected : 5%

Location : Stair Bulkhead

Site Enclosure

Fence/Gates

Iron Picket	100%			2067	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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On-Site Walkways

Pavers/Stone	100%			2041	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2058	**	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2058	**	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Vertical Section

Raceway

Conduit	100%			2058	**	1		
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Panelboards

Fused Disc Sw	5%			2054	**	5		
Molded Case Bkrs	95%			2054	**	5	\$500	

Wiring

Thermoplastic	100%			2058	**	1		
---------------	------	--	--	------	----	---	--	--

Motor Controllers

Locally Mounted	20%			2049	**	5		
Motor Control Center	80%			2049	**	5	\$400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
KENSINGTON BRANCH LIBRARY
Asset # : 14461

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

Lighting

Interior Lighting

Fluorescent

85%

2040

* *

10

\$15,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-5 Lamps*

Fluorescent

10%

2040

* *

10

\$1,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Compact Fluorescent Light*

LED

5%

2040

* *

Egress Lighting

Emergency, Battery

50%

2040

* *

10

\$2,400

Exit, LED

50%

2067

* *

1

Exterior Lighting

LED

25%

2040

* *

No Component

75%

Alarm

Security System

No Component

70%

Generic

30%

2040

* *

1

\$2,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas And Outside**Explanation : CCTV Surveillance Cameras And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2040

* *

1-3

\$12,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2058

* *

1

Conversion Equipment

Furnace

50%

2037

* *

1

\$4,900

*Other Observation, Extent : Light, Area Affected : 70%**Location : 2 Are On Lower Roof, One Is On Higher Roof**Explanation : 3 Package Units.*

Hot Water Boiler

50%

2045

* *

1

\$4,900

*Other Observation, Extent : Light, Area Affected : 30%**Location : Basement Boiler Room**Explanation : 2 Gas Fired Condensing Boilers*

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
KENSINGTON BRANCH LIBRARY
Asset # : 14461

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2048	**	4	\$500	
	No Component	50%							
Terminal Devices									
	Convactor/Radiator	50%			2045	**	1	\$3,200	
	No Component	50%							
Air Conditioning									
Energy Source									
	Electricity	100%			2054	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	95%			2037	**	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Are On Lower Roof, One Is On Higher Roof Explanation : 3 Package Units, R-410a,							
	Split Unit	5%			2037	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 2 Units, R-410a							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2037	**	1	\$600	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2037	**	2	\$13,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Higher Roof Explanation : 3 Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
Exhaust Fans									
	Roof	100%			2037	**	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2058	**	1		
Water Heater With Tanks									
	Electric	100%			2030	\$23,400	4		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 80 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
KENSINGTON BRANCH LIBRARY
Asset # : 14461

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2040	* *	1	\$1,200	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2058	* *	1-2	\$5,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : KINGS BAY BRANCH LIBRARY
Address : 3650 NOSTRAND AVE. NEAR AVENUE W
Borough : BROOKLYN **Agency's Number** : 44
Program / Asset # : BPL0K44.000 / 13254 **Yr Built/Renovated** : 1962 / 1999
Area Sq Ft : 14,885 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Jun-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7405 **Lot** : 920 **BIN** : 3202630

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$282,700	
Mechanical		\$315,500
Total	\$282,700	\$315,500
Importance Code A	\$282,700	
Importance Code B		\$315,500
Total	\$282,700	\$315,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$5,700	\$400
Interior Architecture	\$13,200	\$200		\$2,400
Electrical	\$400	\$400	\$13,900	\$500
Mechanical	\$1,000	\$3,100	\$1,900	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$18,600	\$7,600	\$25,400	\$10,400
Importance Code A	\$700	\$700	\$6,500	\$1,100
Importance Code B	\$16,000	\$6,700	\$19,000	\$9,200
Importance Code C	\$1,900	\$200		
Total	\$18,600	\$7,600	\$25,400	\$10,400



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
KINGS BAY BRANCH LIBRARY
Asset # : 13254

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$700	
	Masonry: Brick	90%			LIFE	**	5	\$21,000	
	Masonry: Granite	5%			LIFE	**	5	\$900	
Windows									
	Aluminum	100%			2048	**	5	\$800	
Parapets									
	Masonry: Brick	40%			LIFE	**	5	\$1,000	
	Metal Panel	10%			2042	**	5	\$1,000	
	No Component	50%							
Roof									
	Modified Bitumen	80%	Now	\$226,200	2042	**			
	Blisters, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Patching Evident, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 5%								
	Location : Main Roof								
	Worn/Eroded, Extent : Severe, Area Affected : 30%								
	Location : Main Roof								
	Modified Bitumen	20%			2027	\$56,500	10	\$5,200	
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Ceramic Tile	5%	0-2	\$1,300	2041	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : 1st Floor Toilet Room								
	Quarry Tile	5%			2045	**	5	\$1,700	
	Terrazzo	5%			LIFE	**	5	\$900	
	Vinyl Tile	85%			2037	**	3	\$9,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$400	
	Gypsum Board	90%	4+	\$1,900	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Lower Level Library Area Water Damaged Wall								
Ceilings									
	AcousTile,Adhered	5%			2045	**	5	\$1,100	
	AcousTileSusp.Lay-In	85%	Now	\$6,300	2045	**	5	\$9,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Lower Level Library Area								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Lower Level Library Area								
	Gypsum Board	10%			LIFE	**	5	\$2,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
KINGS BAY BRANCH LIBRARY
Asset # : 13254

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	

Site Enclosure

Fence/Gates

Chain Link

75%

2042

**

Iron Picket

25%

2067

**

Free Standing Walls

Masonry: Brick

100%

2052

**

Retaining Walls

Cast in Place Concrete

100%

2067

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

**

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

On-Site Walkways

Cast in Place Concrete

100%

2045

**

Parking/Driveway

Asphalt

100%

2041

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2052

**

5

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Air Condition

Fused Disc Sw

50%

2032

\$1,900

5

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

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch For The Main Building

Switchgear / Switchboard

Molded Case Bkrs

100%

2052

**

5

\$400

Raceway

Conduit

30%

2032

\$10,900

1

Conduit

70%

2052

**

1

Panelboards

Fused Disc Sw

5%

2048

**

5

Molded Case Bkrs

85%

2048

**

5

\$300

Molded Case Bkrs

10%

2031

\$2,000

5

Wiring

Thermoplastic

80%

2052

**

1

Thermoplastic

20%

2032

\$6,600

1

Motor Controllers

Locally Mounted

100%

2045

**

5

\$100

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.

BROOKLYN PUBLIC LIBRARY - 038
KINGS BAY BRANCH LIBRARY
Asset # : 13254

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,800	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	20%			2037	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Inside And Outside					
				Explanation : CCTV Surveillance Cameras					
	Generic	10%			2037	* *	1	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways, Reading Area And Exit Doors					
				Explanation : Intrusion Alarm And Motion Sensor					
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$11,400	1-3	\$2,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Alarm Bell And Fire Alarm Panel					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	100%			2032	\$45,900	1	\$7,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 2 Package Units					
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
KINGS BAY BRANCH LIBRARY
Asset # : 13254

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	\$247,800	2	\$900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 2 Package Units					
	Heat Rejection								
	Dry Cooler	100%			2032	\$67,700	2	\$10,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,300	
	Exhaust Fans								
	Roof	100%			2032	\$28,600	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Light, Area Affected : 3%					
				Location : Court Yard					
				Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Mechanical Equipment Room					
				Explanation : 1 Unit					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : KINGS HIGHWAY BRANCH LIBRARY
Address : 2115 OCEAN AVE. @KINGS HIGHWAY
Borough : BROOKLYN **Agency's Number** : 45
Program / Asset # : BPL0004.000 / 4206 **Yr Built/Renovated** : 1962 / 2009
Area Sq Ft : 23,822 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 16-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 6783 **Lot** : 68 **BIN** : 3182576

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$99,400	
Electrical		\$35,500
Mechanical	\$367,600	\$449,200
Total	\$467,000	\$484,700
Importance Code A	\$99,400	
Importance Code B	\$367,600	\$484,700
Total	\$467,000	\$484,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,800			\$5,400
Interior Architecture	\$58,900	\$3,600		
Electrical	\$2,200	\$2,800	\$2,200	\$5,200
Mechanical	\$19,900	\$4,900	\$4,800	\$75,300
Site Enclosure	\$4,900			
Site Pavements	\$13,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$138,200	\$15,200	\$10,900	\$89,800
Importance Code A	\$36,000	\$1,200	\$1,200	\$36,000
Importance Code B	\$42,100	\$14,000	\$9,800	\$53,800
Importance Code C	\$60,000			
Total	\$138,200	\$15,200	\$10,900	\$89,800



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%			LIFE	**	5	\$29,800	
	Masonry: Limestone	2%			LIFE	**	5	\$500	
	Metal Panel	5%			2053	**	5-10	\$11,400	
	Window Wall	3%			2053	**	5	\$3,700	
Windows									
	Aluminum	100%			2049	**	5	\$4,600	
Parapets									
	Masonry: Brick Cavity	80%	Now	\$31,600	LIFE	**	5	\$3,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Limestone	15%	0-2	\$1,500	LIFE	**	5	\$700	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal Panel	5%			2053	**	5	\$800	
Roof									
	Modified Bitumen	100%	Now	\$99,400	2038	**			
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : Main Roof And Penthouse Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Soffits									
	Metal Panel	100%	Now	\$1,800	2053	**	5	\$2,500	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Entry Canopy								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
	Ceramic Tile	5%	0-2	\$2,000	2042	**	5	\$900	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Bathroom								
	Terrazzo	5%			LIFE	**	5	\$1,400	
	Vinyl Tile	80%			2038	**	3	\$10,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Glass: Single Pane	5%			LIFE	* *	5	\$2,100		
Gypsum Board	20%	Now	\$7,800	LIFE	* *	5	\$6,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Elevator Machine Room									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Throughout									
Masonry: Fieldstone	5%			LIFE	* *				
Plaster	50%	Now	\$33,900	LIFE	* *	5	\$8,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Penthouse									
SGFT/Glazed Masonry	20%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	45%	Now	\$13,200	2046	* *	5	\$8,000		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Basement									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor									
Exposed Struc: Concrete	25%			LIFE	* *	5	\$1,400		
Plaster	25%			LIFE	* *	5	\$5,600		
Wood	5%	Now	\$2,000	LIFE	* *	5	\$15,600		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Office									
Site Enclosure									
Fence/Gates									
Chain Link	85%	4+	\$4,600	2043	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Rear And Side Yard									
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Rear And Side Yard									
Impact Damage, Extent : Light, Area Affected : 2%									
Location : Rear Yard									
Iron Picket	15%	0-2	\$400	2068	* *				
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									
Free Standing Walls									
Masonry: Brick	100%			2053	* *				
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Side Yard									
Explanation : Staining, Particle Pollution									
Retaining Walls									
Cast in Place Concrete	100%			2077	* *				
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046		**		
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On-Site Walkways

Cast in Place Concrete	100%	Now	\$4,900	2046		**		
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Rear And Side Yard**Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Exit*

Parking/Driveway

Asphalt	100%	Now	\$8,500	2042		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Around Drains*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053		**	5	\$100
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2053		**	5	\$100
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Raceway

Conduit	100%			2053		**	1	
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Panelboards

Fused Disc Sw	5%			2049		**	5	
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Molded Case Bkrs	95%			2049		**	5	\$600
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Wiring

Thermoplastic	100%			2053		**	1	
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Motor Controllers

Locally Mounted	50%			2046		**	5	\$100
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Locally Mounted	50%			2031		\$35,500	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$400
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Lighting

Interior Lighting

LED	100%			2038		**		
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Egress Lighting

Emergency, Battery	50%			2038		**	10	\$2,900
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Exit, Service	50%			2038		**	1	
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Exterior Lighting

LED	30%			2038		**		
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No Component	70%							
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BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

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

Alarm

Security System
Generic

100% 2038 * * 1 \$8,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas And Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2038 * * 1-3 \$14,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights, Smoke Detectors, Horns

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

Heating

Energy Source
Natural Gas

100% 2053 * * 1

Conversion Equipment
Furnace

40% 2028 \$29,400 1 \$4,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 1 Rooftop Package Unit

Hot Water Boiler

60% 2046 * * 1 \$7,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump
No Component

60% 2049 * * 4 \$1,100
 40%

Terminal Devices

Air Handler
Convactor/Radiator
No Component

40% 2033 \$177,700 1 \$5,900
 20% 2046 * * 1 \$1,500
 40%

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1

Conversion Equipment
Reciprocating
Compr/Chiller

60% 2028 \$209,000 1 \$6,600
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units. Roof

Ext Pkg Unit -
Heating/Cooling

40% 2028 \$158,600 2 \$600
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 1 Unit On Roof

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	60%			2033	\$271,600	1		
	No Component	40%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2028	\$41,000	2	\$10,000	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans									
	Interior	50%			2038	* *	2	\$400	
	Roof	50%			2033	\$22,900	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$6,100	2053	* *	1		
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : In The Ceiling Of 2nd Floor								
Water Heater With Tanks									
	Gas Fired	100%			2031	\$33,800	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 100 Gallon Unit								
Sanitary Piping									
	Cast Iron	100%	0-2	\$5,900	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Outside Of Emergency Exit Door								
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Basement Ceiling In Front Of Elevator								
Storm Drain Piping									
	Cast Iron	100%	0-2	\$4,200	LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : South Exit								
	Explanation : Sewage Piping Is Undersized Causing Water To Backup When It Rains								
Sewage Ejector(s)									
	Electric	100%			2033	\$12,400	4	\$1,400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		70%						
Generic		30%		2053	* *	1-2	\$2,000	

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : LEONARD BRANCH LIBRARY
Address : 81 DEVOE ST. @ LEONARD ST.
Borough : BROOKLYN **Agency's Number** : 46
Program / Asset # : BPL0L46.000 / 13255 **Yr Built/Renovated** : 1908 / 1986
Area Sq Ft : 10,688 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 09-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 2762 **Lot** : 21 **BIN** : 3068818

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$219,600	\$169,600
Interior Architecture		\$530,800
Electrical		\$118,200
Mechanical	\$493,400	
Site Pavements	\$60,500	\$143,100
Total	\$773,500	\$961,700
Importance Code A	\$219,600	\$169,600
Importance Code B	\$553,900	\$649,000
Importance Code C		\$143,100
Total	\$773,500	\$961,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,700			
Interior Architecture	\$61,100			\$2,000
Electrical	\$90,100	\$600	\$48,000	\$20,600
Mechanical	\$84,500	\$2,200	\$4,500	\$25,600
Site Enclosure	\$4,300			
Site Pavements	\$14,300			
Total	\$311,000	\$2,700	\$52,500	\$48,100
Importance Code A	\$57,200	\$500	\$500	\$500
Importance Code B	\$229,300	\$2,200	\$52,000	\$47,200
Importance Code C	\$24,500			\$400
Total	\$311,000	\$2,700	\$52,500	\$48,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
LEONARD BRANCH LIBRARY
Asset # : 13255

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	4+	\$16,300	LIFE	**	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	85%	4+	\$143,300	LIFE	**	5	\$17,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	5%	0-2	\$16,100	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
	Stucco Cement	5%	Now	\$5,800	2034	\$57,900	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement Level Areaways							
Windows									
	Aluminum	90%	Now	\$76,300	2054	**	5	\$800	
		Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Steel	10%	Now	\$8,000	2054	**	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$900	
	Masonry: Limestone	15%	Now	\$1,000	LIFE	**	5	\$200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Over Main Entry							
	Metal Rail	5%			2034	\$3,600	5-10	\$1,000	
Roof									
	Modified Bitumen	60%			2029	\$111,600	10	\$10,300	
	Slate	40%	0-2	\$9,500	LIFE	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
LEONARD BRANCH LIBRARY
Asset # : 13255

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%	4+	\$2,200	2032	\$43,100	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	85%	Now	\$35,900	2029	\$358,700	3	\$4,900	
	Loose Units, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$600	
	Masonry: Brick	10%	4+	\$5,500	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Plaster	70%			LIFE	**	5	\$3,100	
	Plaster	5%	4+	\$400	LIFE	**	5	\$200	
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Meeting Room								
Ceilings									
	AcousTileConcealSpLn	70%	0-2	\$17,200	2034	\$172,100	5	\$6,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Meeting Room								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : First Floor, Basement								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : First Floor								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
	Plaster	20%			LIFE	**	5	\$1,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,300	2049	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : At Entrance								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : At Entrance								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : At Entrance								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$60,500	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Leonard Street								

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

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BROOKLYN PUBLIC LIBRARY - 038
LEONARD BRANCH LIBRARY
Asset # : 13255

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034	\$9,200				
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Parking/Driveway

Asphalt	100%	0-2	\$14,300	2032	\$143,100				
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Driveway Entry Point

Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Worn Surface

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$3,700	5			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$43,000	5		\$300	
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Raceway

Conduit	100%			2029	\$36,500	1			
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Panelboards

Fused Disc Sw	5%			2028	\$1,000	5			
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Molded Case Bkrs	95%			2028	\$18,800	5		\$300	
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Wiring

Braided Cloth	90%	2-4	\$29,700	2054	* *	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2029	\$3,300	1			
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Motor Controllers

Locally Mounted	100%			2027	\$47,300	5		\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,300	LIFE	* *	5		\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Main Water Pipe

Explanation : Corroded

Lighting

Interior Lighting

Fluorescent	100%			2034	\$118,200	10		\$9,800	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

BROOKLYN PUBLIC LIBRARY - 038
LEONARD BRANCH LIBRARY
Asset # : 13255

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

Lighting

Egress Lighting

Emergency, Battery

50%

2034

\$8,900

10

\$1,300

Exit, Service

50%

2034

\$1,800

1

Exterior Lighting

HID

100%

2025

\$49,400

10

Alarm

Security System

Generic

100%

2034

\$19,900

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\$8,200

1-3

\$2,000

Mechanical

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Hot Water Boiler

100%

2046

* *

1

\$5,300

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

Distribution

Hot Wtr Piping/Pump

100%

2028

\$23,200

4

\$500

Terminal Devices

Air Handler

40%

2025

\$79,700

1

\$2,600

Convactor/Radiator

60%

2027

\$52,000

1

\$2,100

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

100%

2025

\$156,200

1

\$5,000

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units. Basement*

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$205,500

1

\$6,600

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
LEONARD BRANCH LIBRARY
Asset # : 13255

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	100%	0-2	\$18,400	2039	* *	2	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Extended Life Time Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
Exhaust Fans									
	Interior	100%			2025	\$47,000	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2025	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : 1 New Installed Unit									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : MACON BRANCH LIBRARY
Address : 361 LEWIS AVE. @ MACON ST.
Borough : BROOKLYN **Agency's Number** : 47
Program / Asset # : BPL0M47.000 / 13256 **Yr Built/Renovated** : 1907 / 2008
Area Sq Ft : 12,960 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 16-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 1665 **Lot** : 1 **BIN** : 3046408

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$260,100	\$51,500
Mechanical		\$231,000
Total	\$260,100	\$282,500
Importance Code A	\$260,100	\$51,500
Importance Code B		\$231,000
Total	\$260,100	\$282,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$76,100			
Interior Architecture	\$115,000	\$600	\$6,800	\$600
Electrical	\$400	\$400	\$4,000	\$500
Mechanical	\$12,700	\$2,000	\$1,900	\$2,200
Site Enclosure	\$9,900			
Site Pavements	\$8,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$226,800	\$6,900	\$16,700	\$7,300
Importance Code A	\$76,700	\$600	\$700	\$600
Importance Code B	\$74,900	\$5,700	\$16,000	\$6,600
Importance Code C	\$75,200	\$600		
Total	\$226,800	\$6,900	\$16,700	\$7,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038

MACON BRANCH LIBRARY

Asset # : 13256

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$86,600	LIFE	* *	5	\$10,600	
		<i>Painted Surfaces, Extent : Moderate, Area Affected : 60%</i>							
		<i>Location : East Facade, Back Facade</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : South And East Facade</i>							
	Masonry: Limestone	15%	Now	\$109,600	LIFE	* *	5	\$1,400	
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Cornice North, South And West Facade</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>							
		<i>Location : Cornice</i>							
Windows									
	Wood	100%	0-2	\$27,200	2048	* *	5	\$17,100	
		<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
Parapets									
	Masonry: Brick	45%	Now	\$43,500	LIFE	* *	5	\$1,700	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
	Masonry: Limestone	45%	Now	\$63,900	LIFE	* *	5	\$2,200	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Not Accessible	5%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Rain Not Accessible</i>							
	Not Accessible	5%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Rain Not Accessible</i>							

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	25%			2032	\$51,500	10	\$4,800	
	Other Observation, Extent : N/A, Area Affected : 1%							
	Location : Rain Not Accessible							
	Explanation : Rain Not Accessible							
Not Accessible	70%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Rain Not Accessible							
Not Accessible	5%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Rain Not Accessible, But Sign Of Water Damage At Ceiling From Inside							
Soffits								
Masonry: Limestone	70%	0-2	\$5,400	LIFE	* *	5	\$300	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Plaster Ceiling							
	Water Penetration, Extent : Light, Area Affected : 25%							
	Location : Entrance							
Not Accessible	30%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Rain Not Accessible							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,800	
Mosaic Tile	5%			2045	* *	5	\$2,100	
Panel/Paver: Cer/Brk	5%			2040	* *	5	\$1,900	
Sheet Vinyl/Rubber	55%			2037	* *	5	\$13,600	
Vinyl Tile	30%			2037	* *	3	\$2,500	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$1,100	
Gypsum Board	30%	Now	\$4,600	LIFE	* *	5	\$4,000	
	Paint Peeling, Extent : Moderate, Area Affected : 30%							
	Location : South And East Walls Water Damage							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : South And East Walls							
Plaster	50%	0-2	\$26,900	LIFE	* *	5	\$3,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Stairway, Heritage Center And Basement Area							
Wood	15%	0-2	\$35,000	LIFE	* *	5	\$13,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	25%			2045	* *	5	\$4,100	
	Gypsum Board	10%	Now	\$11,500	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Main Floor Reading Area							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Main Floor Area							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : All Air Vents At Main Floor							
		Explanation : Observed Black Dust Surrounding All Air Vents At Ceiling							
	Plaster	65%	Now	\$32,400	LIFE	* *	5	\$6,700	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Main Ceiling Area							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Main Floor Ceiling Crown Molding							
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2052	* *			
		Other Observation, Extent : Moderate, Area Affected : 80%							
		Location : Rear Fence							
		Explanation : Vegetation Growth							
	Iron Picket	60%	0-2	\$8,700	2052	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Front And Side Iron Fence							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,300	2052	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Rear Of Building							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Rear Retaining Wall							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2049	* *			
	Activity Yard								
	Cast in Place Concrete	100%	0-2	\$8,700	2045	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Rear Yard							

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2052	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2052	* *	5	\$100	
Raceway									
	Conduit	100%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Locally Mounted	100%			2045	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	25%			2037	* *	10	\$3,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2037	* *	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallway Basement									
	LED	70%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2032	\$10,800	10	\$1,600	
	Exit, LED	50%			2047	* *	1		
Exterior Lighting									
	LED	20%			2037	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	15%			2032	\$3,600	1	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 2 Exterior Cameras And 4 Interior Cameras									
Explanation : Cameras Security System									
	Generic	15%			2032	\$3,600	1	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion System									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$9,900

1-3

\$2,400

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

40%

2032

\$16,000

1

\$2,600

Hot Water Boiler

60%

2045

* *

1

\$3,800

*Recent Replace Evident, Extent : N/A, Area Affected : 100%**Location : Recently Installed Tow Modulated Caravan Hot Water Boilers.*

Distribution

Hot Wtr Piping/Pump

60%

2040

* *

4

\$400

No Component

40%

Terminal Devices

Convactor/Radiator

60%

2045

* *

1

\$2,500

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

50%

2032

\$107,900

2

\$400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : Rooftop Package Units Providing Heating, Cooling 1st Floor Only*

Split Unit

50%

2037

* *

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 4 Units, Basement*

Terminal Devices

Air Handler/Dir

50%

2032

\$123,100

1

Expansion

No Component

50%

Heat Rejection

Air Cooled Condenser

50%

2032

\$18,600

2

\$4,500

Unit

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$11,300

LIFE

* *

2-5

\$7,200

*Needs Cleaning, Extent : Severe, Area Affected : 60%**Location : Main Floor; Mold And Mildew Build Up Around All 1st Floor Diffusers*

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	50%			2032	\$28,500	2	\$200	
	Roof	50%			2032	\$12,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Basement, A.O. Smith Promax Plus High Recovery Hot Water								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$400	4	\$400	
	Backflow Preventer								
	No Component	75%							
	Generic	25%			2040	* *	1	\$200	
	Other Observation, Extent : Light, Area Affected : 25%								
	Location : Basement								
	Explanation : Backflow Preventor For Boiler Only								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, Street, 1st Floor, Mezzanine								
	Explanation : One Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : MAPLETON BRANCH LIBRARY
Address : 1702 60TH ST. @17TH AVENUE
Borough : BROOKLYN **Agency's Number** : 49
Program / Asset # : BPL0M49.000 / 13257 **Yr Built/Renovated** : 1955 / 2005
Area Sq Ft : 19,821 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 5518 **Lot** : 4 **BIN** : 3132091

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$466,900	
Mechanical		\$326,900
Total	\$466,900	\$326,900
Importance Code A	\$466,900	
Importance Code B		\$326,900
Total	\$466,900	\$326,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,800			
Interior Architecture	\$20,700	\$300		\$3,400
Electrical	\$2,000	\$1,600	\$20,500	\$2,100
Mechanical	\$18,600	\$1,600	\$2,800	\$1,900
Site Enclosure	\$2,100			
Site Pavements	\$41,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,400	\$7,500	\$27,300	\$11,300
Importance Code A	\$48,800	\$1,000	\$1,000	\$1,000
Importance Code B	\$85,500	\$6,200	\$26,300	\$10,300
Importance Code C	\$2,100	\$300		
Total	\$136,400	\$7,500	\$27,300	\$11,300



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
MAPLETON BRANCH LIBRARY
Asset # : 13257

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$87,300	LIFE	* *	5	\$21,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair And Chimney							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Bulkhead							
	Masonry: Limestone	10%			LIFE	* *	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Main Entrance And Window Sills							
Windows									
	Aluminum	90%	Now	\$16,300	2040	* *	5	\$1,700	
		Condensation Present, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Louvers	10%			2041	* *	10	\$2,400	
Parapets									
	Masonry: Brick	90%	Now	\$145,000	LIFE	* *	5	\$3,900	
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Various Locations Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Covered In Black Tarp To Keep Rain Water Out							
	Masonry: Limestone	10%	Now	\$31,500	LIFE	* *	5	\$500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping At Chimney							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Covered In Tarp To Keep Rain Water Out							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MAPLETON BRANCH LIBRARY
Asset # : 13257

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$234,600	2042	**			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Pen Into 2nd Floor Childrens Room And Stacks								
Soffits								
Metal Panel	100%			2052	**	5-10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$11,400	
Ceramic Tile	3%			2035	**	5	\$1,000	
Terrazzo	3%			LIFE	**	5	\$800	
Vinyl Tile	78%			2037	**	3	\$13,500	
Wood	1%			2060	**	5	\$700	
Interior Walls								
Ceramic Tile	3%			2041	**	5	\$600	
Concrete Masonry Unit	25%			LIFE	**	5	\$2,000	
Glass: Single Pane	2%			LIFE	**	5	\$300	
Gypsum Board	50%			LIFE	**	5	\$5,900	
Plaster	15%			LIFE	**	5	\$900	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	90%			2045	**	5	\$31,200	
Exposed Struc: Concrete	7%			LIFE	**	5	\$400	
Gypsum Board	3%	Now	\$900	LIFE	**	5	\$1,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Beams								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,100	2067	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	90%			2052	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Fieldstone	10%			2052	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MAPLETON BRANCH LIBRARY
Asset # : 13257

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	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2067		**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$41,300	2037		**			
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Broken/Missing Elements, Extent : Severe, Area Affected : 20%

Location : Throughout

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Throughout

Tripping Hazard, Extent : Severe, Area Affected : 20%

Location : Throughout

On-Site Walkways

Cast in Place Concrete	100%			2049		**			
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Parking/Driveway

Asphalt	100%			2041		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$3,700	5		\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Fused Disc Sw	40%			2032	\$17,200	5			
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Molded Case Bkrs	60%			2032	\$25,800	5		\$300	
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Raceway

Conduit	70%			2032	\$25,500	1			
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Conduit	30%			2052	**	1			
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Panelboards

Fused Disc Sw	5%			2031	\$1,000	5			
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Molded Case Bkrs	30%			2031	\$5,900	5		\$200	
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Molded Case Bkrs	65%			2048	**	5		\$300	
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Wiring

Thermoplastic	30%			2032	\$9,900	1			
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Thermoplastic	70%			2052	**	1			
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Motor Controllers

Locally Mounted	100%			2030	\$47,300	5		\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
MAPLETON BRANCH LIBRARY
Asset # : 13257

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

Lighting

Interior Lighting

Fluorescent

85%

2037

* *

10

\$15,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Buildings**Explanation : T-8 Lamps*

Fluorescent

5%

2037

* *

10

\$900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor; 2nd Floor**Explanation : Compact Fluorescent Lights*

LED

10%

2040

* *

Egress Lighting

Emergency, Battery

50%

2037

* *

10

\$2,400

Exit, LED

45%

2060

* *

1

Exit, Service

5%

2037

* *

1

Exterior Lighting

LED

30%

2037

* *

No Component

70%

Alarm

Security System

No Component

40%

Generic

60%

2037

* *

1

\$4,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$12,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

50%

2032

\$30,500

1

\$4,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Hot Water Boiler

50%

2049

* *

1

\$4,900

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
MAPLETON BRANCH LIBRARY
Asset # : 13257

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	50%			2040	* *	4	\$500	
	No Component	50%							
	Terminal Devices								
	Convactor/Radiator	50%			2045	* *	1	\$3,200	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2030	\$248,500	2	\$1,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 2 Units In Penthouse					
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$17,300	LIFE	* *	2-5	\$11,100	
				Unbalanced System, Extent : Moderate, Area Affected : 50%					
				Location : 2nd Floor Is Lack Of Air Flow Supply					
	Exhaust Fans								
	Interior	90%			2032	\$78,400	2	\$500	
	Roof	10%			2032	\$3,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : MARCY BRANCH LIBRARY
Address : 617 DEKALB AVE. @NOSTRAND AVE.
Borough : BROOKLYN **Agency's Number** : 59
Program / Asset # : BPL0M59.000 / 13258 **Yr Built/Renovated** : 1968 / 2002
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1774 **Lot** : 81 **BIN** : 3049472

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$145,100	
Total	\$145,100	
Importance Code A	\$145,100	
Total	\$145,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,400		\$200	
Interior Architecture	\$21,300		\$4,200	\$500
Electrical	\$300	\$300	\$300	\$300
Site Enclosure	\$12,700			
Site Pavements	\$15,900			
Total	\$60,500	\$300	\$4,700	\$800
Importance Code A	\$10,400		\$200	
Importance Code B	\$16,800	\$300	\$4,500	\$700
Importance Code C	\$33,300			\$100
Total	\$60,500	\$300	\$4,700	\$800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	* *	5	\$16,500	
	Masonry: Brick	85%	Now	\$57,300	LIFE	* *	5	\$14,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Front Facade And Corners Of Building								
	Metal Panel	3%			2054	* *	5-10	\$3,400	
	Granite Panels	2%	Now	\$2,000	LIFE	* *	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Base Of Building								
Windows									
	Aluminum	75%			2042	* *	5	\$500	
	Aluminum	25%			2050	* *	5	\$200	
Roof									
	Modified Bitumen	100%	Now	\$87,900	2039	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Not Accessible								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
	Repairs in Progress, Extent : N/A, Area Affected : 100%								
	Location : Interior Of Building								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior								
	Explanation : Not Accessible								
	Ceramic Tile	5%			2043	* *	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior								
	Explanation : Not Accessible								
	Sheet Vinyl/Rubber	80%			2039	* *	5	\$12,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior								
	Explanation : Not Accessible								
	Vinyl Tile	10%			2034	\$28,500	3	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior								
	Explanation : Not Accessible Under Construction								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior										
Interior Walls	Ceramic Tile	3%			2043	* *	5	\$300		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Interior								
		Explanation : Not Accessible Under Construction								
	Concrete Masonry Unit	92%	Now	\$15,500	LIFE	* *	5	\$3,300		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Interior								
		Explanation : Not Accessible Under Construction								
	Gypsum Board	5%			LIFE	* *	5-10	\$800		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Interior								
		Explanation : Not Accessible Under Construction								
Ceilings										
Ceilings	AcousTileSusp.Lay-In	80%			2047	* *	5	\$8,300		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Interior								
		Explanation : Not Accessible Under Construction								
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$700		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Interior								
		Explanation : Not Accessible Under Construction								
	Gypsum Board	15%			LIFE	* *	5-10	\$5,400		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Interior								
		Explanation : Not Accessible Under Construction								
Site Enclosure										
Site Enclosure	Fence/Gates	Chain Link	50%	Now	\$1,400	2044	* *			
			Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
			Location : West Property Line							
			Impact Damage, Extent : Moderate, Area Affected : 10%							
	Chain Link	Location : West Property Line								
		Iron Picket	50%			2069	* *			
	Retaining Walls	Masonry: Brick	100%	Now	\$11,300	2044	* *			
			Misaligned/Bulging, Extent : Moderate, Area Affected : 50%							
			Location : East Parking Lot							
Other Observation, Extent : Moderate, Area Affected : 50%										
Location : East Parking Lot										
Explanation : Tree Growing Adjacent To Retaining Wall Causing It To Bulge										
Site Pavements										
Public Sidewalk		Cast in Place Concrete	100%			2047	* *			
On-Site Walkways		Cast in Place Concrete	100%			2047	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$15,900 2037 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : East Parking Lot**Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : East Parking Lot**Potholes, Extent : Moderate, Area Affected : 10%**Location : East Parking Lot*

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

Under 600 Volts

Service Equipment

Under Construction

100%

Switchgear / Switchboard

Under Construction

100%

Raceway

Under Construction

100%

Panelboards

Under Construction

100%

Wiring

Under Construction

100%

Motor Controllers

Under Construction

100%

Ground

Grounding Devices

Under Construction

100%

Lighting

Interior Lighting

Under Construction

100%

Egress Lighting

Under Construction

100%

Exterior Lighting

LED

20%

2042

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exterior Front And Side Walls**Explanation : LED Wallpak Fixtures*

No Component

80%

Alarm

Security System

Generic

100%

2042

* *

1

\$2,800

Fire/Smoke Detection

Under Construction

100%

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	60%							
	Under Construction	20%							
	Under Construction	20%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	60%							
	Under Construction	40%							
Air Conditioning									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	30%							
	Under Construction	70%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	30%							
	Under Construction	70%							
	Dehumidifier								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater With Tanks								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Pool Filter/Treatment								
	Under Construction	100%							

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
	Escalators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : MIDWOOD BRANCH LIBRARY
Address : 975 EAST 16TH ST. @AVENUE J
Borough : BROOKLYN **Agency's Number** : 48
Program / Asset # : BPL0M48.000 / 13259 **Yr Built/Renovated** : 1955 / 2001
Area Sq Ft : 12,218 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 19-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6709 **Lot** : 54 **BIN** : 3179706

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$287,600	
Mechanical		\$443,100
Total	\$287,600	\$443,100
Importance Code A	\$287,600	
Importance Code B		\$443,100
Total	\$287,600	\$443,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$30,400		\$1,100	
Interior Architecture	\$29,400	\$1,300		\$2,300
Electrical	\$900	\$1,000	\$5,400	\$1,000
Mechanical	\$6,800	\$2,000	\$2,700	\$2,400
Site Pavements	\$5,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,700	\$8,300	\$13,200	\$9,600
Importance Code A	\$31,000	\$600	\$1,700	\$600
Importance Code B	\$39,200	\$7,000	\$11,500	\$9,000
Importance Code C	\$6,500	\$700		
Total	\$76,700	\$8,300	\$13,200	\$9,600



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glass Block	2%			LIFE	**	5	\$200	
	Masonry: Brick	85%			LIFE	**	5	\$16,300	
		Vertical Cracks, Extent : Light, Area Affected : 1%							
		Location : Pilaster							
	Masonry: Fieldstone	10%			LIFE	**	5	\$1,400	
	Window Wall	3%			2052	**	5	\$2,200	
		Glazing Clouded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$28,300	2048	**	5	\$1,500	
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Around Windows In Staircase, Various Locations Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,000	
	Concrete Masonry Unit	45%			LIFE	**	5	\$2,000	
	Masonry: Brick	45%			LIFE	**	5	\$1,800	
Roof									
	Asphalt Shingle	15%			2035	**	10	\$500	
	Modified Bitumen	80%	Now	\$110,300	2037	**			
		Alligatoring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
		Location : Back Of Building							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Back Of Building							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Explanation : Protection Board Added Due To Construction Next Door.							
	Skylight, Metal/Glass	5%	Now	\$177,300	2062	**			
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Roof							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Stucco Cement	100%	Now	\$1,600	2045	**	5	\$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Terrazzo	10%	Now	\$10,400	LIFE	**	5	\$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : At Stairs									
	Vinyl Tile	80%	Now	\$9,900	2037	**	3	\$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : First And Second Floor Reading Area									
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Concrete Masonry Unit	80%			LIFE	**	5	\$9,100	
	Gypsum Board	15%	Now	\$1,200	LIFE	**	5	\$2,600	
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout, At Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout, At Windows									
Ceilings									
	AcousTileSusp.Lay-In	80%	0-2	\$5,900	2045	**	5	\$9,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : All Floors									
Explanation : Missing Tiles									
	Gypsum Board	10%	Now	\$2,000	LIFE	**	5	\$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout, At Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout, At Windows									
	Plaster	10%			LIFE	**	5	\$1,400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			

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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

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
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2052		* *		
	Retaining Walls								
	Masonry: Brick	100%			2052		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045		* *		
	On-Site Walkways								
	Cast in Place Concrete	75%	Now	\$1,100	2045		* *		
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Side Entrance							
	Pavers/Stone	25%			2041		* *		
	Parking/Driveway								
	Asphalt	100%	Now	\$4,200	2041		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Side Lot							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Side Lot							
		Tripping Hazard, Extent : Moderate, Area Affected : 2%							
		Location : Side Lot							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2052	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Molded Case Bkrs	50%			2052	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
Raceway									
	Conduit	100%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$300	

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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	70%			2045	* *	5	\$100	
	Motor Control Center	30%			2045	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2037	* *	10	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	60%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Staircase And 2nd Floor							
		Explanation : LED Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$1,500	
	Exit, Service	50%			2040	* *	1		
	Exterior Lighting								
	HID	5%			2032	\$2,800	10		
	LED	20%			2040	* *			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2040	* *	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors							
	Fire/Smoke Detection								
	Generic, Analog	100%			2032	\$31,200	1-3	\$7,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors And Alarm Bells							

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

Heating

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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$6,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
	Terminal Devices								
	Air Handler	50%			2032	\$113,900	1	\$3,800	
	Convactor/Radiator	40%			2037	* *	1	\$1,600	
	Fan Coil Unit/Heat	10%			2032	\$30,000	1	\$400	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Basement Area								
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2032	\$89,300	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Roof								
	Explanation : 1 Unit On The Higher Roof								
	Ext Pkg Unit - Heating/Cooling	50%	Now	\$5,100	2032	\$101,700	2	\$300	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Units On Lower Roof								
	Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$500	
	No Component	50%							
	Terminal Devices								
	Fan Coil - 4 Pipe	30%			2032	\$138,200	1	\$1,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,800	
	Exhaust Fans								
	Interior	25%			2032	\$13,400	2	\$100	
	Roof	75%			2032	\$17,600	2	\$300	
Plumbing									

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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks Gas Fired	100%			2031	\$16,900	2		
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s) Electric	100%			2032	\$6,300	4	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Set							
	Backflow Preventer Generic	100%			2040	* *	1	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Work Room							
		Explanation : First Floor Work Room							
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler No Component	70%							
	Generic	30%			2042	* *	1-2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement							
		Explanation : Basement Only							

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : MILL BASIN BRANCH LIBRARY
Address : 2385 RALPH AVE. @ AVENUE N
Borough : BROOKLYN **Agency's Number** : 68
Program / Asset # : BPL0M68.000 / 13260 **Yr Built/Renovated** : 1974 / 2005
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8363 **Lot** : 9 **BIN** : 3235910

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$194,300	
Total	\$194,300	
Importance Code A	\$194,300	
Total	\$194,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,600			
Interior Architecture	\$200		\$600	\$2,500
Electrical	\$400	\$5,100	\$400	\$400
Mechanical	\$800	\$17,600	\$3,700	\$700
Total	\$12,900	\$22,700	\$4,700	\$3,500
Importance Code A	\$12,000	\$500	\$400	\$400
Importance Code B	\$800	\$22,200	\$4,300	\$3,200
Importance Code C	\$100			
Total	\$12,900	\$22,700	\$4,700	\$3,500



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 Estimates are rounded to the nearest hundred dollars.

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BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$77,200	LIFE	**	5	\$18,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Southeast Corner At Second Floor								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	100%	Now	\$5,100	2047	**	5	\$300	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$2,900	2051	**	5	\$400	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Coping At North Side								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	10%	Now	\$2,400	2036	**	5	\$2,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Over Second Floor Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Over Second Floor Roof								
Metal: Cage/Fence	10%			2044	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$1,200	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Free Standing Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Free Standing Parapet								
Roof								
Modified Bitumen	100%	Now	\$117,100	2041	**			
Blisters, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Over Second Floor								
Soffits								
Cement - Fiber Panel	20%			2031		10		
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Corner Of Building								
Metal Panel	80%			2051	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	
Ceramic Tile	15%			2044	**	5	\$900	
Vinyl Tile	75%			2036	**	3	\$1,700	

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BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5	\$100	
Concrete Masonry Unit	75%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$200	
Masonry: Brick	5%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	85%			2048	**	5	\$5,000	
Exposed Struc: Concrete	10%			LIFE	**	5	\$100	
Gypsum Board	5%	Now	\$100	LIFE	**	5	\$400	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Above Circulation Desk

Site Enclosure

Fence/Gates

Iron Picket	100%			2066	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	**			
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On-Site Walkways

Cast in Place Concrete	100%			2044	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2041	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2041	**	5	\$200	
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Raceway

Conduit	100%			2041	**	1		
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Panelboards

Fused Disc Sw	25%			2039	**	5		
Molded Case Bkrs	75%			2039	**	5	\$100	

Wiring

Thermoplastic	100%			2041	**	1		
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Motor Controllers

Locally Mounted	100%			2044	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2036	* *	10	\$1,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Vestibule							
	Fluorescent	25%			2036	* *	10	\$1,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	50%			2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$900	
	Exit, LED	50%			2059	* *	1		
Exterior Lighting									
	Fluorescent	25%			2036	* *	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : Operated Via Timer							
	HID	25%			2036	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter							
		Explanation : Operated Via Timer							
	No Component	50%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2036	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2036	* *	1-3	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Station, Strobe Lights And Alarm Bells							
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%	Now	\$100	2041	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Gas Meter Room									
Explanation : There Is No Vent For The Gas Meter Room									
Conversion Equipment	Furnace	100%			2036	* *	1	\$3,700	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Roof									
Explanation : 2 Packaged Units									
Terminal Devices	Convector/Radiator	100%			2044	* *	1	\$2,400	
Other Observation, Extent : Light, Area Affected : 30%									
Location : 2nd Floor									
Explanation : Electric Heaters For 2nd Floor Hallway And Bathrooms									
Air Conditioning									
Energy Source	Electricity	100%			2047	* *	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	80%			2036	* *	2	\$400	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Roof									
Explanation : 2 Units									
	Split Unit	20%			2036	* *			
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2	\$9,800	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans	Interior	100%			2031	\$33,000	2	\$200	
Plumbing									
H/C Water Piping	Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks	Gas Fired	100%			2026	\$16,900	2		
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Fixtures	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : NEW LOTS BRANCH LIBRARY
Address : 665 NEW LOTS AVE. @BARBEY ST.
Borough : BROOKLYN **Agency's Number** : 52
Program / Asset # : BPL0006.000 / 4203 **Yr Built/Renovated** : 1957 / 2000
Area Sq Ft : 23,736 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4090 **Lot** : 1 **BIN** : 3090726

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$976,500	
Interior Architecture	\$85,000	\$846,100
Electrical		\$71,000
Mechanical		\$150,100
Total	\$1,061,400	\$1,067,200
Importance Code A	\$976,500	
Importance Code B	\$85,000	\$1,067,200
Total	\$1,061,400	\$1,067,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$85,600			
Interior Architecture	\$56,400			\$3,900
Electrical	\$24,000	\$1,000	\$33,800	\$800
Mechanical	\$2,500	\$2,100	\$4,400	\$3,400
Site Enclosure	\$5,300			
Site Pavements	\$800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$178,600	\$7,000	\$42,200	\$12,000
Importance Code A	\$86,800	\$1,200	\$1,200	\$1,200
Importance Code B	\$64,300	\$5,900	\$41,000	\$10,800
Importance Code C	\$27,600			
Total	\$178,600	\$7,000	\$42,200	\$12,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$193,800	LIFE	* *	5	\$23,800	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Corners, Throughout, Around Windows Efflorescence, Extent : Moderate, Area Affected : 25% Location : Throughout Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35% Location : Throughout, Corners Misaligned/Bulging, Extent : Severe, Area Affected : 20% Location : Around Windows Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% Location : Bulkheads, Around Windows							
	Granite Panels	8%	Now	\$58,000	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Various Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25% Location : South Facade Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : South Facade							
	Slate Panels	2%	Now	\$27,400	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : North Facade Spalling, Extent : Severe, Area Affected : 20% Location : North Facade							
	Window Wall	10%	0-2	\$35,700	2052	* *	5	\$5,600	
		Water Penetration, Extent : Moderate, Area Affected : 15% Location : Stair							
Windows									
	Aluminum	100%	Now	\$417,600	2057	* *	5	\$4,400	
		Air Infiltration, Extent : Moderate, Area Affected : 25% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Glazing Clouded, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 20% Location : North Facade, South Facade, Stair, Classroom Weather Strip Missing, Extent : Moderate, Area Affected : 25% Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	93%	Now	\$165,600	LIFE	* *	5	\$4,400	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Corners, Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Facade, South Facade							
	Masonry: Granite	2%			LIFE	* *	5	\$100	
	Masonry: Limestone	5%	Now	\$17,400	LIFE	* *	5	\$300	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%							
		Location : Coping							
		Caulking Deteriorated, Extent : Severe, Area Affected : 35%							
		Location : Coping							
Roof									
	Asphalt Shingle	2%			2041	* *	10	\$100	
	Modified Bitumen	98%	0-2	\$141,400	2037	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Roof Over Second Floor							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Lower Roof Along New Lots Avenue							
Soffits									
	Cast in Place Concrete	100%	Now	\$5,000	LIFE	* *	5	\$900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Canopy At Service Entrance							
		Horizontal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Canopy At Service Entrance							
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,900	
	Ceramic Tile	3%			2035	* *	5	\$1,100	
	Terrazzo	5%	4+	\$3,300	LIFE	* *	5	\$1,400	
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Landing Of Main Staircase. Slipping Hazard							
	Vinyl Tile	87%	4+	\$16,900	2032	\$846,100	3	\$11,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : First Floor							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
	Glass: Single Pane	2%	0-2	\$19,000	LIFE	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Vestibule Doors At First, Basement And Second Floors									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Vestibule Doors At First, Basement And Second Floors									
Explanation : Deteriorated Finish									
	Gypsum Board	10%			LIFE	**	5	\$1,600	
	Marble Panels	5%			LIFE	**			
	Plaster	68%			LIFE	**	5	\$5,400	
	SGFT/Glazed Masonry	5%	Now	\$2,400	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Main Stair Between Basement And First Floor									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Main Stair Between Basement And First Floor									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$85,000	2052	**	5	\$5,600	
Loose/Delam Surface, Extent : Light, Area Affected : 10%									
Location : First And Second Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Second Floor, Around Windows									
	AcousTileSusp.Lay-In	50%			2045	**	5	\$17,800	
	Plaster	25%	Now	\$5,400	LIFE	**	5	\$5,600	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Stairwell									
Site Enclosure									
Fence/Gates									
	Chain Link	2%			2042	**			
	Iron Picket	98%	4+	\$5,300	2067	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Schenck Avenue And Rear Of Building									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Asphalt	95%	4+	\$800	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Of Building									
	Cast in Place Concrete	5%			2045	**			
Parking/Driveway									
	Asphalt	100%			2041	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : One 1200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2032	\$21,500	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : One Vertical Section							
	Molded Case Bkrs	50%			2032	\$21,500	5	\$300	
	Raceway								
	Conduit	100%			2032	\$36,500	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,500	5		
	Molded Case Bkrs	95%			2031	\$28,200	5	\$600	
	Wiring								
	Braided Cloth	70%	2-4	\$23,100	2057	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Insulation Aged							
	Thermoplastic	30%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$71,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	LED	100%			2040	* *			
	Egress Lighting								
	Emergency, Service	40%			2032	\$5,800	1		
	Emergency, Battery	10%			2040	* *	10	\$600	
	Emergency, Battery	45%			2032	\$17,800	10	\$2,600	
	Exit, Service	5%			2040	* *	1		
	Exterior Lighting								
	HID	30%			2027	\$32,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,700	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$4,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Gas Fired Hot Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$7,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2037	**	2	\$1,300	
Split Unit	10%			2037	**			
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	**	2	\$1,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,200	
Exhaust Fans								
Interior	25%			2032	\$26,100	2	\$200	
Roof	75%			2032	\$34,200	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	**	1		
Galvanized Steel	50%			2030	\$150,100	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$4,700	4	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Inaccessible								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2032	\$12,300	4	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Inaccessible							
Backflow Preventer									
	No Component	90%							
	Generic	10%			2037	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : The Backflow Preventer Serves The Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : NEW UTRECHT BRANCH LIBRARY
Address : 1743 86TH ST. @BAY 17 STREET
Borough : BROOKLYN **Agency's Number** : 51
Program / Asset # : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000
Area Sq Ft : 22,455 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 18-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6343 **Lot** : 64 **BIN** : 3165745

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$496,900	\$223,300
Interior Architecture	\$79,900	
Electrical	\$198,700	
Mechanical		\$125,600
Total	\$775,500	\$349,000
Importance Code A	\$496,900	\$223,300
Importance Code B	\$278,600	\$125,600
Total	\$775,500	\$349,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$116,900	\$500		
Interior Architecture	\$34,800	\$2,100	\$800	\$3,400
Electrical	\$24,000	\$17,500	\$600	\$800
Mechanical	\$2,600	\$2,600	\$4,900	\$2,600
Site Enclosure	\$44,800			
Site Pavements	\$22,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$249,800	\$26,800	\$10,300	\$10,700
Importance Code A	\$118,100	\$1,700	\$1,100	\$1,100
Importance Code B	\$38,600	\$25,100	\$9,200	\$9,600
Importance Code C	\$93,100			
Total	\$249,800	\$26,800	\$10,300	\$10,700



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$417,100	LIFE	* *	5	\$25,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Facade, Chimney								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : Lintels Above Windows								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Above 2nd Floor Window								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Northwest Corner								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Below Windows At Driveway								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Rear Of Building Parapet And 2nd Floor								
Explanation : Mesh Installed To Capture Falling Debris								
Masonry: Fieldstone	1%			LIFE	* *	5	\$200	
Masonry: Limestone	8%	Now	\$79,800	LIFE	* *	5	\$1,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : Lintels Above Windows								
Window Wall	1%			2041	* *	5	\$1,100	
Windows								
Aluminum	100%	Now	\$41,800	2056	* *	5	\$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$7,200	LIFE	* *	5	\$1,200	
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Rear Parapet								
Explanation : Mesh Covering To Capture Falling Debris								
Cast Stone/Terra Cotta	15%	Now	\$17,300	LIFE	* *	5	\$1,200	
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Front And Side Parapets								
Explanation : Covered By Rubber Membrane								
Masonry: Brick	70%	Now	\$28,200	LIFE	* *	5	\$700	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Front And Side Parapets								
Explanation : Covered By Rubber Membrane								
Roof								
Modified Bitumen	100%	0-2	\$22,300	2031	\$223,300			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$29,500	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
	Mosaic Tile	5%			2036	**	5	\$4,200	
	Terrazzo	5%			LIFE	**	5	\$1,300	
	Vinyl Tile	20%	Now	\$3,700	2036	**	3	\$2,500	
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : Staff Lounge								
	Worn/Eroded, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	60%	2-4	\$79,900	2041	**	3	\$7,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Stacks								
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,500	
	Gypsum Board	59%			LIFE	**	5	\$10,600	
	Marble Panels	1%	2-4	\$1,000	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Front Stairs								
	Plaster	25%			LIFE	**	5	\$2,200	
	SGFT/Glazed Masonry	10%	Now	\$26,600	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Stair Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stair Bulkhead								
Ceilings									
	AcousTileConcealSpLn	25%	4+	\$2,700	2036	**	5	\$5,300	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$500	
	Gypsum Board	10%			LIFE	**	5	\$4,200	
	Plaster	55%			LIFE	**	5	\$11,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$44,800	2061	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Side Driveway And Rear Parking Lot								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Side Driveway And Rear Parking Lot								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Side Driveway And Rear Parking Lot								
Free Standing Walls									
	Masonry: Fieldstone	100%			2041	**			
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,700	2036		**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 86th Street</i>									

On-Site Walkways

Cast in Place Concrete	100%			2036		**			
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Parking/Driveway

Cast in Place Concrete	100%	2-4	\$19,900	2036		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Driveway And Parking Lot</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$7,500	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5		\$600	
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Raceway

Conduit	95%			2031	\$34,700	1			
Conduit	5%			2041	**	1			

Panelboards

Fused Disc Sw	5%			2030	\$1,500	5			
Molded Case Bkrs	30%			2039	**	5		\$200	
Molded Case Bkrs	65%			2030	\$19,300	5		\$400	

Wiring

Braided Cloth	70%	2-4	\$23,100	2056	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%			2041	**	1			
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Motor Controllers

Locally Mounted	100%			2036	**	5		\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$300	
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Lighting

Interior Lighting

Fluorescent	80%			2026	\$198,700	10		\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Reading Areas</i>									
<i>Explanation : T-12 Lamps</i>									

LED	20%			2039	**				
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	\$2,700	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	* *	1	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Areas And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2031	\$17,200	1-3	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$11,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$1,100	
	Terminal Devices								
	Air Handler	30%			2031	\$125,600	1	\$4,200	
	Convactor/Radiator	70%			2044	* *	1	\$5,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2031	\$32,800	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit On Roof							
	Exterior Pkg Unit - Cooling	90%			2036	**	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Units. R-134 Refrigerant							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$43,200	1	\$1,400	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$6,400	2	\$1,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,500	
	Exhaust Fans								
	Interior	10%			2031	\$9,900	2	\$100	
	Roof	90%			2036	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : 1 Unit							

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : PACIFIC BRANCH LIBRARY
Address : 25 FOURTH AVENUE @PACIFIC STREET
Borough : BROOKLYN **Agency's Number** : 69
Program / Asset # : BPL0P69.000 / 13261 **Yr Built/Renovated** : 1903 / 2000
Area Sq Ft : 15,758 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Apr-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 928 **Lot** : 6 **BIN** : 3018376

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$288,300	
Interior Architecture	\$66,400	\$787,900
Total	\$354,700	\$787,900
Importance Code A	\$288,300	
Importance Code B	\$66,400	\$787,900
Total	\$354,700	\$787,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$30,500			\$7,500
Interior Architecture	\$106,100	\$500	\$1,600	\$900
Electrical	\$1,500	\$1,800	\$1,700	\$16,500
Mechanical	\$2,200	\$2,000	\$3,200	\$36,800
Site Enclosure	\$21,500			
Site Pavements	\$7,300			
Total	\$169,100	\$4,200	\$6,400	\$61,700
Importance Code A	\$31,200	\$800	\$800	\$8,400
Importance Code B	\$80,700	\$3,000	\$5,600	\$53,300
Importance Code C	\$57,100	\$500		
Total	\$169,100	\$4,200	\$6,400	\$61,700



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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$34,600	
	Masonry: Fieldstone	5%	Now	\$4,100	LIFE	**	5	\$1,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Building								
	Masonry: Limestone	10%	0-2	\$23,800	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Windows									
	Metal Louvers	1%	Now	\$2,500	2048	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 45%								
	Location : Rear Areaway								
	Wood	99%	Now	\$179,000	2058	**	5	\$22,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Various Locations Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
	Masonry: Brick	80%	Now	\$109,300	LIFE	**	5	\$4,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Face								
	Masonry: Limestone	10%			LIFE	**	5	\$700	
	Metal Panel	10%			2053	**	5	\$2,100	
Roof									
	Asphalt Shingle	60%			2042	**	10	\$1,600	
	Modified Bitumen	40%			2038	**	10	\$6,400	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
	Staining/Discoloring, Extent : Light, Area Affected : 25%								
	Location : Throughout								

Interior

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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%	Now	\$6,800	2036	* *	5	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	1%			2038	* *	5	\$400	
Sheet Vinyl/Rubber	10%	Now	\$7,900	2033	\$158,600	5	\$1,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Reading Room								
Vinyl Tile	13%	Now	\$17,400	2033	\$87,100	3	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement And Meeting Room								
Explanation : 9x9 Tiles								
Vinyl Tile	52%			2033	\$348,300	3	\$4,800	
Vinyl Tile 9" X 9"	10%	Now	\$19,400	2033	\$193,900	3	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Reading Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement Reading Rooms								
Wood	1%	Now	\$14,500	2073	* *	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Custodian Office								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Custodian Office								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Custodian Office								

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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$900	
	Gypsum Board	10%			LIFE	**	5	\$1,100	
	Plaster	80%	Now	\$35,200	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement, 1st Floor Rear Exit, Mezzanine									
	Wood	5%	Now	\$2,600	LIFE	**	5	\$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Reading Room									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Reading Room									
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$2,300	2053	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Male Bathroom In Basement									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Male Bathroom In Basement									
Misaligned/Bulging, Extent : Severe, Area Affected : 40%									
Location : Male Bathroom In Basement									
	Gypsum Board	5%			LIFE	**	5	\$1,500	
	Plaster	90%	Now	\$66,400	LIFE	**	5	\$13,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	0-2	\$9,100	2053	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$2,900	2053	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	50%	Now	\$9,500	2053	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Fieldstone	50%			2043	**			
Site Pavements									

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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2038		**			
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On-Site Walkways

Cast in Place Concrete	80%	Now	\$1,700	2038		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Sinking/Subsiding, Extent : Moderate, Area Affected : 5%

Location : Throughout

Steel Plate	20%			LIFE		**	1		
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Parking/Driveway

Cast in Place Concrete	100%	Now	\$5,700	2038		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2033		\$43,000	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs	100%			2033		\$43,000	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Vertical Sections

Raceway

Conduit	50%			2033		\$18,200	1		
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Conduit	50%			2059		**	1		
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Panelboards

Fused Disc Sw	10%			2032		\$2,000	5		
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Molded Case Bkrs	90%			2032		\$17,800	5	\$400	
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Wiring

Thermoplastic	50%			2033		\$16,500	1		
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Thermoplastic	50%			2059		**	1		
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Motor Controllers

Locally Mounted	100%			2031		\$47,300	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$13,100	10	\$1,900	
	Exit, Service	50%			2033	\$2,600	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2038	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2028	\$14,700	1	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$9,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$7,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Gasoline Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,200	
	Terminal Devices								
	Convactor/Radiator	100%			2038	* *	1	\$5,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2037	* *	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Window/Wall Unit	60%			2028	\$35,500	1		
	No Component	20%							

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

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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2	\$4,100	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2041	**	2	\$2,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,600	
	No Component	70%							
Exhaust Fans									
	Interior	30%			2038	**	2	\$100	
	No Component	70%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		
Water Heater With Tanks									
	Electric	50%			2031	\$23,400	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One 30 Gallons Unit							
	Gas Fired	50%			2031	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One 40 Gallons Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$500	4	\$500	
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : PARK SLOPE/PROSPECT BRANCH LIBRARY
Address : 431 SIXTH AVE. @9TH STREET
Borough : BROOKLYN **Agency's Number** : 53
Program / Asset # : BPL0P53.000 / 13262 **Yr Built/Renovated** : 1906 / 2012
Area Sq Ft : 15,868 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 01-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,Mez,Att
Block : 1006 **Lot** : 1 **BIN** : 3022144

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$213,200
Mechanical		\$252,700
Site Enclosure	\$74,600	
Total	\$74,600	\$465,900
Importance Code B	\$74,600	\$465,900
Total	\$74,600	\$465,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,900			
Interior Architecture	\$20,400	\$2,500	\$400	
Electrical	\$1,500	\$1,800	\$1,800	\$1,700
Mechanical	\$4,200	\$1,800	\$5,000	\$1,800
Site Enclosure	\$18,200			
Site Pavements	\$4,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,500	\$10,100	\$11,100	\$7,500
Importance Code A	\$47,700	\$800	\$800	\$800
Importance Code B	\$23,400	\$9,300	\$10,300	\$6,700
Importance Code C	\$28,500			
Total	\$99,500	\$10,100	\$11,100	\$7,500



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	8%	Now	\$12,800	LIFE	* *	5	\$2,900	
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 10%									
Location : 8th Street									
	Masonry: Brick	77%			LIFE	* *	5	\$27,500	
	Masonry: Limestone	8%	4+	\$4,900	LIFE	* *	5	\$2,100	
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Masonry: Limestone	7%			LIFE	* *	5	\$1,900	
Windows									
	Aluminum	100%	Now	\$29,200	2049	* *	5	\$2,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%									
Location : Interior Set Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 20%									
Location : Exterior Set Throughout									
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5	\$600	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
	Ceramic Tile	3%			2042	* *	5	\$700	
	Glass Block	5%			2061	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mezzanine									
Explanation : Material Actually Glass Panels									
	Mosaic Tile	2%	Now	\$1,000	2038	* *	5	\$600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Entry Vestibule									
	Vinyl Tile	85%			2038	* *	3	\$7,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	10%	Now	\$1,100	LIFE	**	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Server Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Server Room, Kitchen And Office								
Masonry: Brick	10%			LIFE	**			
Plaster	60%	Now	\$4,800	LIFE	**	5	\$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Server Room								
Wood	5%			LIFE	**	5	\$3,000	
Wood	5%			LIFE	**	5	\$3,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2050	**	5	\$2,300	
Glass: Susp Panels	10%			LIFE	**			
Plaster	80%	Now	\$12,400	LIFE	**	5	\$11,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Server Room, Kitchen And Office								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	**			
Iron Picket	95%	0-2	\$18,200	2068	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$74,600	2068	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Moat, Ramps And Retaining Walls								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various								
Explanation : Covered With Stucco Cement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	50%	0-2	\$4,400	2046	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Steps And Ramp								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Courtyard								
Explanation : Crushed Stone								
Parking/Driveway								
Cast in Place Concrete	100%			2046	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2043	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch In The Switchboard And No Available Nameplate Rating Capacity							
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	95%			2041	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	60%			2038	* *	5	\$100	
	Locally Mounted	40%			2031	\$20,800	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	\$57,700	10	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Basement, 2nd Floor							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2033	\$38,500	10	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor							
		Explanation : T-5 Lamps							
	Fluorescent	50%			2033	\$96,200	10	\$7,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2033	\$14,500	10	\$1,900	
	Exit, LED	40%			2048	* *	1		
	Exit, Service	10%			2033	\$600	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$200	
Alarm									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

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

Alarm

Security System
Generic

100% 2033 \$32,400 1 \$5,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas, Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2033 \$44,500 1-3 \$9,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source
Natural Gas

100% 2053 * * 1

Conversion Equipment
Hot Water Boiler

100% 2046 * * 1 \$7,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Gas Fired Hot Water Boiler

Distribution

Hot Wtr Piping/Pump

100% 2041 * * 4 \$1,200

Terminal Devices

Air Handler

60% 2038 * * 1 \$5,900

Convactor/Radiator

20% 2038 * * 1 \$1,000

Convactor/Radiator

20% 2046 * * 1 \$1,000

Air Conditioning

Energy Source
Electricity

100% 2049 * * 1

Conversion Equipment
Int Pkg Unit -
Heating/Cooling

90% 2034 \$252,700 2 \$900
R-410a Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units. Basement Mechanical Room.

Window/Wall Unit

10% 2031 \$6,500 1

Heat Rejection

Air Cooled Condenser
Unit

100% 2033 \$49,900 2 \$11,100

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$8,800

Exhaust Fans

Interior

90% 2038 * * 2 \$400

Roof

10% 2033 \$3,300 2 \$100

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Through Mezzanine								
	Explanation : 1 Unit								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : RED HOOK BRANCH LIBRARY
Address : 7 WOLCOTT ST. @DWIGHT STREET
Borough : BROOKLYN **Agency's Number** : 70
Program / Asset # : BPL0R70.000 / 13263 **Yr Built/Renovated** : 1975 / 2013
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 05-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 577 **Lot** : 29 **BIN** : 3008650

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$83,000
Mechanical		\$253,800
Total		\$336,800
Importance Code B		\$336,800
Total		\$336,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$14,200		\$5,100	
Interior Architecture	\$21,100		\$1,200	\$200
Electrical	\$7,600	\$700	\$900	\$800
Mechanical	\$3,900	\$2,700	\$2,100	\$2,500
Site Enclosure	\$2,100			
Site Pavements	\$3,700			
Total	\$52,600	\$3,400	\$9,200	\$3,500
Importance Code A	\$14,600	\$400	\$5,500	\$400
Importance Code B	\$27,200	\$3,000	\$3,800	\$3,100
Importance Code C	\$10,800			
Total	\$52,600	\$3,400	\$9,200	\$3,500



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	Now	\$6,400	LIFE	* *	5	\$26,900	
Vegetation Growth, Extent : Light, Area Affected : 20%								
Location : Front Fascia								
Glass Block	5%			LIFE	* *	5	\$800	
Masonry: Brick	55%			LIFE	* *	5	\$14,800	
Parapets								
Stucco Cement	100%			2047	* *	5	\$10,200	
Roof								
Modified Bitumen	100%			2039	* *	10	\$19,600	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Leaking At Boiler Room From Roof Above								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	\$3,700	
Ceramic Tile	4%			2043	* *	5	\$400	
Vinyl Tile	88%			2039	* *	3	\$3,500	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$3,600	
Concrete Masonry Unit	85%			LIFE	* *	5	\$9,800	
Masonry: Brick	5%			LIFE	* *	10	\$200	
Ceilings								
AcousTileSusp.Lay-In	8%			2039	* *	5	\$800	
Exposed Struc: Concrete	92%			LIFE	* *	5-10	\$12,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Precast Concrete T Sections								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

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	

Site Pavements

Activity Yard

Cast in Place Concrete 100% 2047 * *

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2054 * * 5 \$200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 350 Amperes

Switchgear / Switchboard

Molded Case Bkrs 100% 2054 * * 5 \$200

Raceway

Conduit 80% 2044 * * 1

Conduit 20% 2054 * * 1

Panelboards

Molded Case Bkrs 80% 2033 \$15,800 5 \$200

Molded Case Bkrs 20% 2050 * * 5

Wiring

Thermoplastic 80% 2044 * * 1

Thermoplastic 20% 2054 * * 1

Motor Controllers

Locally Mounted 100% 2032 \$23,700 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 98% 2029 \$81,300 10 \$6,700

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent 2% 2029 \$1,700 10 \$100

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Egress Lighting

Emergency, Battery 50% 2039 * * 10 \$900

Exit, Battery 50% 2039 * * 10 \$300

Exterior Lighting

LED 25% 2039 * *

No Component 75%

Alarm

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

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

Alarm

Security System
Generic

100% 2039 * * 1 \$2,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas
Explanation : Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$4,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Alarm Bells And Manual Pull Stations

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

Heating

Energy Source
Natural Gas

100% 2044 * * 1

Conversion Equipment

Furnace 60% 2039 * * 1 \$2,200
Hot Water Boiler 40% 2047 * * 1 \$1,500

Distribution

Hot Wtr Piping/Pump 100% 2042 * * 4 \$600

Terminal Devices

Convactor/Radiator 95% 2047 * * 1 \$2,300
Fan Coil Unit/Heat 5% 2039 * * 1 \$100

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

Conversion Equipment

Reciprocating 100% 2034 \$109,600 1 \$3,500
Compr/Chiller

Terminal Devices

Air Handler/Cool/Ht 100% 2034 \$144,200 1 \$4,600

Heat Rejection

Dry Cooler 100% 2034 \$34,100 2 \$5,200

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$6,600

Exhaust Fans

Roof 100% 2039 * * 2 \$200

Plumbing

H/C Water Piping

Galvanized Steel 100% 2039 * * 1

Water Heater With Tanks

Gas Fired 100% 2032 \$16,900 2

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$200	
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : RUGBY BRANCH LIBRARY
Address : 1000 UTICA AVE. @TILDEN AVE.
Borough : BROOKLYN **Agency's Number** : 54
Program / Asset # : BPL0R54.000 / 13264 **Yr Built/Renovated** : 1961 / 2021
Area Sq Ft : 9,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4721 **Lot** : 28 **BIN** : 3103730

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$202,200
Mechanical		\$115,300
Total		\$317,500
Importance Code B		\$317,500
Total		\$317,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$1,500		\$19,000
Interior Architecture		\$2,900	\$1,200	
Electrical	\$800	\$1,000	\$900	\$2,000
Mechanical	\$4,300	\$600	\$2,300	\$17,900
Site Enclosure	\$29,500			
Site Pavements	\$10,400			
Total	\$45,000	\$6,000	\$4,300	\$38,900
Importance Code A	\$200	\$1,700	\$200	\$19,200
Importance Code B	\$7,400	\$4,300	\$4,000	\$19,700
Importance Code C	\$37,400			
Total	\$45,000	\$6,000	\$4,300	\$38,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$12,900	
Metal: Cage/Fence	5%			2046	**	5	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Mesh Screen Around Rooftop Unit								
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	
Windows								
Aluminum	100%			2049	**	5	\$800	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,200	
Metal Panel	10%			2053	**	5	\$1,400	
Roof								
Modified Bitumen	100%			2038	**	10	\$18,300	
Soffits								
Cement - Fiber Panel	100%			2038	**	10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2042	**	5	\$400	
Vinyl Tile	90%			2033	\$202,200	3	\$2,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$100	
Gypsum Board	90%			LIFE	**	5	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$5,700	
Gypsum Board	10%			LIFE	**	5	\$1,000	
Wood	20%			LIFE	**	5	\$14,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$12,900	2043	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Along Rear Property Line								
Iron Picket	50%	Now	\$14,100	2053	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : North And South Gates Not Functioning								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Along East And North Property Lines								
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Along East And North Property Lines								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$2,500	2068	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along West And North Property Lines								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046		**			
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On-Site Walkways

Cast in Place Concrete	100%			2046		**			
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Parking/Driveway

Asphalt	100%	Now	\$10,400	2042		**			
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Misaligned/Bulging, Extent : Moderate, Area Affected : 15%

Location : South Side Driveway

Other Observation, Extent : Moderate, Area Affected : 15%

Location : South Side Driveway

Explanation : Driveway Poorly Pitched, Causing Water To Enter Through Side Door

During Rain Storm

Activity Yard

Cast in Place Concrete	60%			2046		**			
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Pavers/Stone	40%			2042		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		\$3,700	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 200 Amperes

Raceway

Conduit	90%			2033		\$32,800	1		
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Conduit	10%			2053		**	1		
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Panelboards

Molded Case Bkrs	75%			2049		**	5	\$200	
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Molded Case Bkrs	25%			2032		\$4,900	5	\$100	
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Wiring

Thermoplastic	75%			2053		**	1		
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Thermoplastic	25%			2033		\$8,200	1		
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Motor Controllers

Locally Mounted	100%			2038		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100	
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Lighting

Interior Lighting

LED	100%			2038		**			
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Egress Lighting

Emergency, Battery	50%			2038		**	10	\$1,100	
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Exit, Service	50%			2038		**	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	25%			2033	\$11,900			
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$3,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$5,500	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2059	* *	1		
	Natural Gas	95%			2059	* *	1		
	Conversion Equipment								
	Hot Water Boiler	40%			2031	\$37,900	1	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Explanation : 1 Unit, 525 Mbh Output, Perimeter Heat								
	Radiant Heater	5%			2043	* *	2	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Toilet Rooms								
	Explanation : Electric Cabinet Unit Heaters								
	No Component	55%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : N/A								
	Explanation : Heating By Gas-fired Rooftop Unit And Variable Refrigerant Flow System, Reported Under Air Conditioning								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$3,500	2041	* *	4	\$400	
	Unbalanced System, Extent : Moderate, Area Affected : 100%								
	Location : Throughout - Hot Water Not Circulating Through Terminal Units								
	Terminal Devices								
	Convactor/Radiator	100%			2050	* *	1	\$2,900	
	Controls								
	Digital	100%			2032	\$115,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2055	* *	1		

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

BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Heat Pump Air Sourced	40%		2037		**	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Variable Refrigerant Flow Outdoor Unit, 3-pipe, 10 Tons Approximately									
	Ext Pkg Unit - Heating/Cooling	60%		2041		**	2	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 1 Unit, 20 Tons, Gas Heat									
Distribution									
	Ductwork/Diffusers	50%		LIFE		**	2	\$5,900	
	No Component	50%							
Terminal Devices									
	Fan Coil - 2 Pipe	50%		2041		**	1	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : 3-pipe Variable Refrigerant Flow Indoor Units, Ceiling Cassette Fan Coils									
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%		LIFE		**	2-5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Toilet Rooms									
Explanation : Exhaust Air									
	No Component	95%							
Exhaust Fans									
	Roof	5%		2041		**	2		
	No Component	95%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%		2059		**	1		
	Brass/Copper	20%		2043		**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : Domestic Water Piping For Hot Water Service									
Water Heater With Tanks									
	Gas Fired	100%		2028		\$16,900	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : 1 Unit, 40 Gallons, 40 Mbh Input									
Sanitary Piping									
	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping									
	Cast Iron	100%		LIFE		**	1		
Sump Pump(s)									
	Submersible	100%		2028		\$300	4	\$200	

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

BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : RYDER BRANCH LIBRARY
Address : 5902 23RD AVE. @59 STREET
Borough : BROOKLYN **Agency's Number** : 80
Program / Asset # : BPL0R80.000 / 13265 **Yr Built/Renovated** : 1970 / 1998
Area Sq Ft : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6548 **Lot** : 37 **BIN** : 3172049

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,200	\$167,200
Mechanical	\$455,700	
Total	\$505,800	\$167,200
Importance Code A	\$50,200	\$167,200
Importance Code B	\$455,700	
Total	\$505,800	\$167,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,800		\$300	
Interior Architecture	\$28,500			\$900
Electrical	\$17,600	\$1,000	\$2,500	\$1,100
Mechanical	\$5,000	\$200	\$53,300	\$200
Total	\$76,900	\$1,200	\$56,100	\$2,200
Importance Code A	\$26,800		\$1,400	
Importance Code B	\$49,900	\$1,200	\$54,600	\$2,200
Importance Code C	\$200			
Total	\$76,900	\$1,200	\$56,100	\$2,200



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BROOKLYN PUBLIC LIBRARY - 038
RYDER BRANCH LIBRARY
Asset # : 13265

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	8%			LIFE	**	5	\$3,400		
Masonry: Brick	90%			LIFE	**	5	\$7,500		
Metal Panel	2%			2042	**	5-10	\$1,200		
Windows									
Aluminum	95%	Now	\$25,800	2040	**	5	\$1,400		
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Staff Kitchen									
Unit Inoperable, Extent : Moderate, Area Affected : 75%									
Location : Windows With Security Bar									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Staff Kitchen									
Metal Louvers	5%			2041	**	10	\$900		
Roof									
Modified Bitumen	100%	Now	\$50,200	2032	\$167,200				
Debris Present, Extent : Moderate, Area Affected : 25%									
Location : Roof									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Rear Exit									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	7%			LIFE	**	5	\$1,300		
Ceramic Tile	3%	Now	\$300	2041	**	5	\$100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Staff Toilets									
Quarry Tile	5%			2045	**	5	\$600		
Vinyl Tile	10%			2037	**	3	\$400		
Vinyl Tile 9" X 9"	75%	Now	\$24,500	2042	**	3	\$2,300		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throuhgout									
Patching Evident, Extent : Moderate, Area Affected : 15%									
Location : Throughout, Patch With 12x12 Vinyl Tile									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : Corridor To Rear Administration Section									

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

BROOKLYN PUBLIC LIBRARY - 038
RYDER BRANCH LIBRARY
Asset # : 13265

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$200	2041	* *	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Staff Bathroom								
Concrete Masonry Unit	40%			LIFE	* *	5	\$1,200	
Gypsum Board	52%			LIFE	* *	5	\$2,300	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%			2045	* *	5	\$2,900	
AcousTileSusp.Lay-In	50%	Now	\$1,400	2045	* *	5	\$2,100	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Rear Exit								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rear Exit								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%	0-2	\$300	LIFE	* *	5	\$1,000	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Public Space								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2032	\$43,000	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 350 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2032	\$43,000	5	\$300	
Raceway									
Conduit		90%			2032	\$32,800	1		
Conduit		10%			2052	* *	1		

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BROOKLYN PUBLIC LIBRARY - 038

RYDER BRANCH LIBRARY

Asset # : 13265

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	75%			2031	\$14,800	5	\$200	
	Molded Case Bkrs	20%			2048	* *	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$16,500	2057	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Thermoplastic	20%			2052	* *	1		
	Thermoplastic	30%			2032	\$9,900	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$47,300	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2040	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : LED Lights								
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$1,300	
	Exit, LED	30%			2060	* *	1		
	Exit, Service	20%			2037	* *	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2037	* *	1	\$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$6,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

Heating

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

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BROOKLYN PUBLIC LIBRARY - 038
RYDER BRANCH LIBRARY
Asset # : 13265

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gas Supply Has Been Shut Off For More Than A Year Due To Gas Leaks.							
		Electricity Is Substitute Of Heating Source							
	Conversion Equipment								
	Radiant Heater	100%			2037	* *	2	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Equipment Room And Roof							
		Explanation : Boiler And Furnaces Are Remain In Place, They Are Out Of Service Without Gas Supply.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%	0-2	\$2,700	2027	\$53,400	2	\$200	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : One Unit, Roof							
	Split Unit	70%	2-4	\$176,100	2042	* *			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units, 1st Floor Equipment Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Equipment Room							
		Explanation : 3 Inefficient Units							
	Terminal Devices								
	Fan Coil - 2 Pipe	70%			2027	\$226,200	1	\$2,400	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	70%			2027	\$21,500	2	\$5,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Interior	50%			2027	\$23,500	2	\$200	
	Roof	25%			2027	\$5,100	2	\$100	
	Roof	25%			2037	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$23,400	4		

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BROOKLYN PUBLIC LIBRARY - 038
RYDER BRANCH LIBRARY
Asset # : 13265

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : SARATOGA BRANCH LIBRARY
Address : 8 THOMAS S BOYLAND ST. @MACON ST.
Borough : BROOKLYN **Agency's Number** : 57
Program / Asset # : BPL0S57.000 / 13266 **Yr Built/Renovated** : 1908 / 2002
Area Sq Ft : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 06-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1498 **Lot** : 35 **BIN** : 3040218

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$580,900	
Interior Architecture	\$237,900	
Mechanical		\$551,700
Site Pavements	\$56,200	
Total	\$875,000	\$551,700
Importance Code A	\$580,900	\$112,600
Importance Code B	\$142,900	\$439,100
Importance Code C	\$151,200	
Total	\$875,000	\$551,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$41,800		\$17,000	
Interior Architecture	\$21,900			\$1,800
Electrical	\$1,300	\$1,000	\$1,200	\$1,000
Mechanical	\$14,900	\$3,300	\$2,300	\$3,100
Site Enclosure	\$44,200			
Site Pavements	\$9,400			
Total	\$133,400	\$4,300	\$20,500	\$5,900
Importance Code A	\$42,300	\$500	\$17,500	\$500
Importance Code B	\$41,300	\$3,800	\$3,000	\$4,800
Importance Code C	\$49,800			\$500
Total	\$133,400	\$4,300	\$20,500	\$5,900



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$482,700	LIFE	**	5	\$11,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	20%			LIFE	**	5	\$4,700	
	Metal Panel	5%	0-2	\$1,000	2044	**	5	\$1,500	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Front Entry							
Windows									
	Metal Louvers	7%			2043	**	10	\$1,600	
	Wood	93%			2042	**	5	\$34,000	
Parapets									
	Masonry: Limestone	100%			LIFE	**	5-10	\$31,800	
Roof									
	Slate	100%	0-2	\$98,200	LIFE	**			
		Loose Units, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5	\$19,700	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
	Ceramic Tile	5%	0-2	\$1,700	2043	**	5	\$300	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Toilets							
	Vinyl Tile	85%	Now	\$86,700	2044	**	3	\$4,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : At Main Entrance							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : First Floor							
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$1,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Masonry: Brick	20%	Now	\$79,800	LIFE	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Area Way							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Area Way							
	Plaster	70%	Now	\$71,400	LIFE	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$1,200	
Plaster	85%			LIFE	* *	5-10	\$18,200	
Wood	5%			LIFE	* *	5	\$10,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$40,000	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2044	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$4,200	2054	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : At Front Of Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$56,200	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
Location : At Trees								
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Front And Side Walks								
Explanation : Need Rehabilitation								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$4,700	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Granite	10%	4+	\$900	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Entry Stair								
Pavers/Stone	40%			2037	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$3,800	2043	* *			
Ponding, Extent : Light, Area Affected : 15%								
Location : Parking At Rear Area								

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

Under 600 Volts

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	**	5	\$300	
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	5%			2050	**	5		
	Molded Case Bkrs	95%			2050	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	100%			2051	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	\$11,800	10	\$1,000	
	LED	50%			2044	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	LED	40%			2042	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$1,300	
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	HID	25%			2039	**	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	**	1-3	\$6,600	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2032	\$112,600	1	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$800	
	Terminal Devices								
	Air Handler	40%			2034	\$79,700	1	\$2,600	
	Convactor/Radiator	60%			2039	* *	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2034	\$156,300	1	\$5,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units. Second Floor New Extension								
	Terminal Devices								
	Air Handler/Dir Expansion	100%	2-4	\$4,100	2034	\$203,100	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Bottom Of The Unit, Basement								
	Heat Rejection								
	Dry Cooler	100%			2034	\$48,600	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	2-4	\$9,300	LIFE	* *	2-5	\$6,000	
	Unbalanced System, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Exhaust Fans								
	Interior	100%			2034	\$47,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 1st Floor

Explanation : One Hydraulic Chair Lift

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

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : SPRING CREEK BRANCH LIBRARY
Address : 12143 FLATLANDS AVE. @NEW JERSEY AVENUE
Borough : BROOKLYN **Agency's Number** : 85
Program / Asset # : BPL0S85.000 / 13267 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 18-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4413 **Lot** : 25 **BIN** : 3098071

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$119,400	
Total	\$119,400	
Importance Code A	\$119,400	
Total	\$119,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,200			
Interior Architecture	\$13,000		\$1,200	
Electrical	\$19,600	\$700	\$800	\$800
Mechanical	\$5,100	\$1,900	\$3,300	\$1,700
Site Pavements	\$9,300			
Total	\$72,200	\$2,600	\$5,300	\$2,500
Importance Code A	\$25,500	\$400	\$400	\$400
Importance Code B	\$42,000	\$2,200	\$4,900	\$2,100
Importance Code C	\$4,700			
Total	\$72,200	\$2,600	\$5,300	\$2,500



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	2-4	\$21,100	LIFE	* *	5	\$12,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Panel	10%			2044	* *	5-10	\$11,100	
	Metal: Cage/Fence	5%			2039	* *	5	\$3,500	
	Window Wall	5%			2044	* *	5	\$3,000	
Parapets									
	Masonry: Brick	40%			LIFE	* *	5-10	\$4,800	
	Metal Panel	60%			2054	* *	5	\$4,000	
Roof									
	Roll Roofing	90%	Now	\$119,400	2036	* *	5	\$15,500	
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Roof								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Reading Room								
	Skylight, Metal/Glass	10%			2054	* *	10	\$6,900	
Soffits									
	Stucco Cement	100%			2039	* *	5	\$1,000	
Interior									
Floors									
	Cast in Place Concrete	5%	0-2	\$900	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	Ceramic Tile	5%	4+	\$3,100	2037	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Toilets Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 100%								
	Location : Toilets Throughout								
	Vinyl Tile	90%			2039	* *	3	\$3,700	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	* *	5	\$8,200	
	Masonry: Brick	10%			LIFE	* *	10	\$300	
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$3,500	2047	* *	5	\$5,300	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Reading Room								
	Exposed Struc: Steel	5%			LIFE	* *	10	\$1,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	* *			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$9,100	2047		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Along Flatlands Avenue</i>									

On-Site Walkways

Cast in Place Concrete	25%	Now	\$300	2047		**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Along Flatlands Avenue</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Along Flatlands Avenue</i>									

Pavers/Stone	75%			2043		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2044		**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2044		**	5	\$200	
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Raceway

Conduit	100%			2044		**	1		
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Panelboards

Fused Disc Sw	10%			2042		**	5		
Molded Case Bkrs	90%			2042		**	5	\$200	

Wiring

Thermoplastic	100%			2044		**	1		
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Motor Controllers

Locally Mounted	50%			2039		**	5		
Variable Frequency	50%			2039		**			
Drive									

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

Interior Lighting

LED	100%			2039		**			
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Egress Lighting

Emergency, Battery	50%			2039		**	10	\$900	
Exit, Service	50%			2039		**	1		

Exterior Lighting

HID	30%			2039		**	10		
No Component	70%								

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

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

Alarm

Security System
Generic

100% 2039 * * 1 \$2,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2-4 \$19,200 2044 * * 1-3 \$4,200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations

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

Heating

Energy Source
Natural Gas

100% 2044 * * 1

Conversion Equipment
Hot Water Boiler

100% 2039 * * 1 \$3,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Utility Room
Explanation : 1 Unit

Distribution
Hot Wtr Piping/Pump

100% 2042 * * 4 \$600

Terminal Devices

Air Handler 95% 2039 * * 1 \$4,400
 Convector/Radiator 5% 2039 * * 1 \$100

Controls

Electrical 100% 2032 \$41,300

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Reciprocating
Compr/Chiller

100% 2039 * * 1 \$3,500
R-410a Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Terminal Devices

Air Handler/Cool/Ht 100% 2039 * * 1 \$4,600

Heat Rejection

Air Cooled Condenser Unit 100% 2039 * * 2 \$5,200

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$300	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : The Actuator, Utility Room							
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$6,300	
Exhaust Fans									
	Interior	20%			2039	* *	2		
	Roof	80%			2034	\$11,500	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Electric	100%			2029	\$23,400	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 40 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : STONE AVENUE BRANCH LIBRARY
Address : 581 MOTHER GASTON BLVD. @ DUMONT AVE.
Borough : BROOKLYN **Agency's Number** : 26
Program / Asset # : BPL0S26.000 / 13268 **Yr Built/Renovated** : 1914 / 2007
Area Sq Ft : 14,252 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 20-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3794 **Lot** : 18 **BIN** : 3084596

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$3,200	\$4,700
Total	\$3,200	\$4,700
Importance Code B	\$3,200	\$4,700
Total	\$3,200	\$4,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$14,100
Interior Architecture	\$50,000	\$3,400		\$1,400
Electrical	\$11,600	\$1,600	\$1,500	\$15,800
Mechanical	\$2,300	\$3,600	\$3,100	\$20,500
Site Enclosure	\$15,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,300	\$12,600	\$8,500	\$55,800
Importance Code A	\$700	\$700	\$700	\$15,000
Importance Code B	\$59,800	\$11,400	\$7,800	\$40,800
Importance Code C	\$22,800	\$600		
Total	\$83,300	\$12,600	\$8,500	\$55,800



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$25,000	
	Masonry: Limestone	15%			LIFE	**	5	\$3,300	
Windows									
	Aluminum	100%			2049	**	5	\$6,500	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$3,500	
	Masonry: Limestone	15%			LIFE	**	5	\$800	
Roof									
	Modified Bitumen	100%			2038	**	10	\$14,100	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2032	\$57,400	3	\$4,900	
	Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2046	**	5	\$800	
	Vinyl Tile	69%	2-4	\$6,200	2038	**	3	\$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 3%									
Location : Throughout									
	Wood	3%	Now	\$29,000	2073	**	5	\$500	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Mechanical Room On Second Floor									
Poor Subfloor Evident, Extent : Severe, Area Affected : 50%									
Location : Mechanical Room On Second Floor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room On Second Floor									
Interior Walls									
	Ceramic Tile	5%			2046	**	5	\$1,100	
	Gypsum Board	20%			LIFE	**	5	\$2,700	
	Masonry: Fieldstone	5%	4+	\$2,000	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
Explanation : Peeling Paint									
	Plaster	50%	2-4	\$5,400	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor Reading Room									
	Wood	20%			LIFE	**	5	\$17,900	
Ceilings									
	AcousTileSusp.Lay-In	10%			2046	**	5	\$1,600	
	Gypsum Board	15%			LIFE	**	5	\$3,100	
	Plaster	75%	2-4	\$7,400	LIFE	**	5	\$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor Reading Room									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Mechanical Room									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

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	

Site Enclosure

Fence/Gates

Iron Picket

100% Now \$15,300 2068 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Dumont Avenue

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Various

Impact Damage, Extent : Light, Area Affected : 5%

Location : Mother Gaston Boulevard

Retaining Walls

Cast in Place Concrete

100% 2053 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

90% 2038 * *

Pavers/Stone

10% 2036 * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2033 \$43,000 5 \$400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw

10% 2033 \$4,300 5

Molded Case Bkrs

90% 2033 \$38,700 5 \$300

Raceway

Conduit

80% 2033 \$29,200 1

Conduit

20% 2053 * * 1

Panelboards

Fused Disc Sw

10% 2049 * * 5

Molded Case Bkrs

70% 2032 \$13,800 5 \$300

Molded Case Bkrs

20% 2049 * * 5 \$100

Wiring

Thermoplastic

20% 2053 * * 1

Thermoplastic

80% 2033 \$26,400 1

Motor Controllers

Locally Mounted

100% 2046 * * 5 \$100

Ground

Grounding Devices

Generic

100% 2-4 \$10,300 LIFE * * 5 \$200

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

Location : Metal Water Pipe

Explanation : Corroded

Lighting

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2038	* *	10	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mezzanine								
	Explanation : T-8 Lamps								
	Fluorescent	88%			2038	* *	10	\$11,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	2%			2028	\$3,200	10	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : T-12 Lamps								
	Fluorescent	3%			2033	\$4,700	10	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-9 Lamps								
LED	2%			2041	* *				
Egress Lighting									
Emergency, Battery	50%			2038	* *	10	\$1,700		
	Exit, LED	50%		2061	* *	1			
Exterior Lighting									
HID	25%			2033	\$16,500	10			
No Component	75%								
Alarm									
Security System	Generic	100%			2038	* *	1	\$5,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas And Hallways								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
Generic, Analog	100%			2038	* *	1-3	\$8,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2046	**	1	\$7,100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2049	**	4	\$1,100	
	Terminal Devices								
	Air Handler	60%			2038	**	1	\$5,300	
	Convactor/Radiator	40%			2038	**	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Reciprocating	80%			2038	**	1	\$5,300	
	Compr/Chiller		Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Second Floor Mechanical Room						
			Explanation : Refrigerant 410a						
	Exterior Pkg Unit - Cooling	20%			2033	\$31,000	2	\$200	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Roof						
	Terminal Devices								
	Air Handler/Dir	80%			2038	**	1		
	Expansion								
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser	80%			2038	**	2	\$7,900	
	Unit								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	
	Exhaust Fans								
	Interior	100%			2038	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement To 1st Floor, Mezzanine And Second Floor.

Explanation : 1 Unit

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

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

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

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : ULMER PARK BRANCH LIBRARY
Address : 2602 BATH AVE. @26TH AVENUE
Borough : BROOKLYN **Agency's Number** : 71
Program / Asset # : BPL0U71.000 / 13270 **Yr Built/Renovated** : 1963 / 2007
Area Sq Ft : 8,133 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6897 **Lot** : 35 **BIN** : 3186777

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$146,800
Interior Architecture	\$86,200	
Total	\$86,200	\$146,800
Importance Code A		\$146,800
Importance Code B	\$86,200	
Total	\$86,200	\$146,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,200			\$19,000
Interior Architecture	\$6,600		\$7,100	\$300
Electrical	\$900	\$900	\$900	\$800
Mechanical	\$11,700	\$700	\$4,700	\$700
Site Pavements	\$57,900			
Total	\$95,300	\$1,600	\$12,700	\$20,800
Importance Code A	\$18,600	\$400	\$400	\$19,400
Importance Code B	\$22,900	\$1,200	\$12,300	\$1,400
Importance Code C	\$53,800			
Total	\$95,300	\$1,600	\$12,700	\$20,800



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,300	
	Glass Block	2%			LIFE	**	5	\$300	
	Masonry: Brick	63%	2-4	\$11,000	LIFE	**	5	\$6,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout Exterior							
	Stucco Cement	25%	2-4	\$3,000	2047	**	5	\$3,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Rear Of Building							
Windows									
	Aluminum	100%			2050	**	5	\$600	
Parapets									
	Masonry: Brick	45%			LIFE	**	5-10	\$3,300	
	Pre-Cast Concrete	5%			LIFE	**	5	\$700	
	No Component	50%							
Roof									
	Roll Roofing	100%			2033	\$146,800	5	\$38,000	
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Roof							
Soffits									
	Stucco Cement	100%			2051	**	5		
Interior									
Floors									
	Cast in Place Concrete	7%	Now	\$86,200	LIFE	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement Stairs							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Concrete Pavers Loose Layed Over Existing Basement Floor							
	Ceramic Tile	5%			2043	**	5	\$600	
	Vinyl Tile	88%			2039	**	3	\$4,000	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$900	
	Gypsum Board	75%			LIFE	**	5-10	\$7,400	
Ceilings									
	AcousTileSusp.Lay-In	95%			2047	**	5	\$11,600	
	Plaster	5%			LIFE	**	5-10	\$1,000	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$10,100	2047	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : 26th Avenue And Front Of Building</i>									

On-Site Walkways

Cast in Place Concrete	100%			2047	**				
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Parking/Driveway

Cast in Place Concrete	100%	Now	\$47,800	2054	**				
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Driveway</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2060	**	5			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Three 100 Ampere Main Disconnect Switches</i>									

Raceway

Conduit	90%			2060	**	1			
Conduit	10%			2044	**	1			

Panelboards

Fused Disc Sw	5%			2056	**	5			
Molded Case Bkrs	95%			2056	**	5		\$200	

Wiring

Thermoplastic	70%			2060	**	1			
Thermoplastic	30%			2044	**	1			

Motor Controllers

Locally Mounted	100%			2039	**	5		\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Connected To Ground Rod</i>									

Lighting

Interior Lighting

LED	100%			2042	**				
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Egress Lighting

Emergency, Battery	50%			2042	**	10		\$1,000	
Exit, LED	50%			2069	**	1			

Exterior Lighting

LED	20%			2042	**				
No Component	80%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

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

Alarm

Security System

Generic

50%

2042

* *

1

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior And Interior**Explanation : Cameras Security System*

Generic

50%

2039

* *

1

\$1,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2042

* *

1-3

\$5,000

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Furnace

100%

2034

\$25,100

1

\$4,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Two Gasoline Fired Packaged Rooftop Units. See Air Conditioning**Conversion Equipment.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,200

Terminal Devices

Fan Coil Unit/Heat

100%

2039

* *

1

\$2,600

Controls

Electrical

100%

2032

\$44,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2039

* *

2

\$500

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$13,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,200

Exhaust Fans

Roof

100%

2034

\$15,600

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2044

* *

1

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2029	\$23,400	4		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$500	2025	\$2,500	4	\$200	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : WALT WHITMAN BRANCH LIBRARY
Address : 93 SAINT EDWARDS ST. BETWEEN MYRTLE AND PARK AVES.
Borough : BROOKLYN **Agency's Number** : 62
Program / Asset # : BPL0W62.000 / 13271 **Yr Built/Renovated** : 1908 / 1999
Area Sq Ft : 7,482 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 14-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2039 **Lot** : 1 **BIN** : 3058036

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$316,200
Total		\$316,200
Importance Code A		\$78,800
Importance Code B		\$237,400
Total		\$316,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,900			
Interior Architecture	\$25,800		\$1,800	\$300
Electrical	\$700	\$600	\$700	\$600
Mechanical	\$3,000	\$1,800	\$1,100	\$1,700
Site Pavements	\$3,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,400	\$6,300	\$7,600	\$6,500
Importance Code A	\$34,300	\$400	\$400	\$400
Importance Code B	\$24,400	\$6,000	\$7,200	\$6,100
Importance Code C	\$11,700			
Total	\$70,400	\$6,300	\$7,600	\$6,500



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$7,000	
	Masonry: Brick	70%			LIFE	**	5	\$19,700	
	Masonry: Limestone	25%			LIFE	**	5	\$5,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Cornice								
Windows									
	Aluminum	100%			2050	**	5	\$3,100	
Roof									
	Slate	100%			LIFE	**	10	\$16,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sloped Roof								
	Explanation : Slate Roof Is In Good Condition.								
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$13,900	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	65%			2039	**	3	\$2,600	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5-10	\$4,500	
	Masonry: Brick	5%			LIFE	**	10	\$200	
	Plaster	75%			LIFE	**	5-10	\$8,500	
Ceilings									
	AcousTileSusp.Lay-In	20%			2047	**	5	\$1,800	
	Exposed Struc: Steel	10%			LIFE	**	10	\$1,800	
	Gypsum Board	15%			LIFE	**	5-10	\$4,700	
	Plaster	55%			LIFE	**	5-10	\$8,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2054	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2044	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Entry								
	Explanation : This Is Actually Granite								
Retaining Walls									
	Cast in Place Concrete	40%			2054	**			
	Masonry: Brick	60%			2044	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2051	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front And Side								
	Explanation : Recently Constructed								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%	Now	\$1,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard Walkways</i>								

Masonry: Granite	50%			LIFE	**			
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Parking/Driveway

Asphalt	100%	Now	\$2,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$3,700	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 200 Amperes Each</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
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Raceway

Conduit	100%			2034	\$36,500	1		
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Panelboards

Molded Case Bkrs	25%			2042	**	5	\$100	
Molded Case Bkrs	75%			2033	\$14,800	5	\$100	

Wiring

Thermoplastic	100%			2044	**	1		
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Motor Controllers

Locally Mounted	100%			2032	\$23,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	35%			2034	\$29,000	10	\$2,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	5%			2034	\$4,100	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

LED	60%			2039	**			
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Egress Lighting

Emergency, Battery	50%			2039	**	10	\$900	
Exit, Service	50%			2039	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

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

Lighting

Exterior Lighting

HID

25%

2034

\$8,600

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Perimeter**Explanation : Controlled Via Photocell*

No Component

75%

Alarm

Security System

No Component

50%

Generic

50%

2034

\$7,000

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Inside Only**Explanation : Surveillance Cameras And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$4,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station*

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$78,800

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$600

Terminal Devices

Convactor/Radiator

80%

2039

* *

1

\$1,900

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Terminal Devices

Air Handler/Dir

100%

2034

\$142,100

1

Expansion

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Basement**Explanation : Hot Water Heating Coil*

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2034	\$21,500	2	\$5,200	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600	
	Exhaust Fans							
	Interior	100%		2034	\$32,900	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2034	\$95,200	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement To 1st Floor							
	Explanation : One Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : WASHINGTON IRVING BRANCH LIBRARY
Address : 360 IRVING AVE. @WOODBINE ST.
Borough : BROOKLYN **Agency's Number** : 61
Program / Asset # : BPL0W61.000 / 13272 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 9,285 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 12-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3362 **Lot** : 32 **BIN** : 3076852

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$486,300	
Interior Architecture	\$70,800	
Mechanical		\$317,900
Total	\$557,100	\$317,900
Importance Code A	\$486,300	
Importance Code B		\$317,900
Importance Code C	\$70,800	
Total	\$557,100	\$317,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,800			
Interior Architecture	\$19,000		\$1,100	\$700
Electrical	\$14,800	\$900	\$900	\$1,100
Mechanical	\$4,000	\$2,600	\$1,700	\$2,400
Site Enclosure	\$15,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,600	\$7,500	\$7,600	\$8,200
Importance Code A	\$14,300	\$500	\$500	\$500
Importance Code B	\$38,000	\$7,000	\$7,100	\$7,300
Importance Code C	\$18,300			\$500
Total	\$70,600	\$7,500	\$7,600	\$8,200



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$289,600	LIFE	* *	5	\$17,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 25%							
		Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
	Masonry: Limestone	5%	Now	\$5,500	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Front Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
Windows									
	Aluminum	100%	Now	\$8,400	2050	* *	5	\$1,800	
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
Roof									
	Slate	100%	Now	\$196,700	LIFE	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		Location : Over Mezzanine							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Mezzanine, First Floor							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Explanation : Slate Tile Falling Off Roof, Netting Installed For Safety							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$4,500	
	Ceramic Tile	5%			2043	* *	5	\$500	
	Vinyl Tile	85%			2039	* *	3	\$3,300	

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2043	* *	5	\$900	
	Masonry: Brick	5%			LIFE	* *	10	\$300	
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Mechanical Room								
	Plaster	40%	Now	\$70,800	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Basement Fan Room								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Basement Fan Room								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : Basement Fan Room								
	Plaster	50%			LIFE	* *	5-10	\$7,800	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$1,300	
	Plaster	90%			LIFE	* *	5-10	\$16,200	
Site Enclosure									
Fence/Gates									
	Chain Link	25%	2-4	\$2,400	2044	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Rear Lot Line								
	Iron Picket	75%	Now	\$7,800	2054	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Free Standing Walls									
	Masonry: Brick	100%	Now	\$2,800	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$2,000	2054	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Rear Of Building								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	* *			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$3,700	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
	Raceway								
	Conduit	90%			2034	\$32,800	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2033	\$15,800	5	\$200	
	Molded Case Bkrs	20%			2050	* *	5		
	Wiring								
	Braided Cloth	40%	2-4	\$13,200	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 10%							
		Location : Main Floor And Upper Level							
	Thermoplastic	50%			2034	\$16,500	1		
	Thermoplastic	10%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$23,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2029	\$5,100	10	\$400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	LED	95%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$1,100	
	Exit, Battery	50%			2039	* *	10	\$300	
	Exterior Lighting								
	LED	25%			2044	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2034

\$23,700

1-3

\$5,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical Room**Explanation : Central Control Panel, Smoke Detection.*

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

*Other Observation, Extent : N/A, Area Affected : 5%**Location : Basement**Explanation : Former Oil Tank Still In Place*

Conversion Equipment

Hot Water Boiler

100%

2039

* *

1

\$4,600

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$700

Terminal Devices

Air Handler

70%

2034

\$121,200

1

\$4,000

*Other Observation, Extent : N/A, Area Affected : 70%**Location : Basement**Explanation : With Electric Duct Heater At First Floor.*

Convactor/Radiator

30%

2039

* *

1

\$900

Controls

Electrical

100%

2029

\$51,100

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2032

\$145,500

2

\$600

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement Equipment Room**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Equipment Room**Explanation : 1 Unit Served By 2 Ducted Indoor Condensers.*

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2034	\$26,600	2	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Interior Units Associated With 1 Indoor Air Conditioner.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	
	Exhaust Fans								
	Interior	100%			2034	\$40,800	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : WILLIAMSBURGH BRANCH LIBRARY
Address : 240 DIVISION AVE. @ MARCY AVE.
Borough : BROOKLYN **Agency's Number** : 60
Program / Asset # : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2014
Area Sq Ft : 22,980 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 01-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2189 **Lot** : 1 **BIN** : 3060090

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$406,800	\$90,200
Interior Architecture		\$70,700
Electrical	\$69,700	\$142,200
Mechanical		\$489,800
Total	\$476,400	\$792,900
Importance Code A	\$406,800	\$90,200
Importance Code B	\$69,700	\$632,000
Importance Code C		\$70,700
Total	\$476,400	\$792,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,200			\$21,900
Interior Architecture	\$41,000	\$9,100	\$2,300	\$2,600
Electrical	\$2,100	\$2,300	\$2,700	\$21,600
Mechanical	\$3,600	\$2,000	\$4,800	\$7,300
Site Enclosure	\$15,200			
Site Pavements	\$27,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,000	\$17,400	\$13,700	\$57,300
Importance Code A	\$30,300	\$1,100	\$1,100	\$23,300
Importance Code B	\$76,500	\$16,300	\$11,100	\$34,000
Importance Code C	\$16,200		\$1,500	
Total	\$123,000	\$17,400	\$13,700	\$57,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2068	**	10	\$5,100	
Masonry: Brick	15%	4+	\$29,200	LIFE	**	5	\$16,300	
Graffiti, Extent : Light, Area Affected : 1%								
Location : Rodney Street								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Rodney Street								
Masonry: Brick	68%			LIFE	**	5	\$73,900	
Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows								
Wood	100%	Now	\$406,800	2058	**	5	\$46,600	
Air Infiltration, Extent : Severe, Area Affected : 15%								
Location : 2nd Floor North Facing Windows								
Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Window Exterior								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Adult Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$2,000	
Masonry: Brick Cavity	60%			LIFE	**	5	\$4,000	
Masonry: Limestone	10%			LIFE	**	5	\$800	
Roof								
Copper/Terne	25%			2061	**	10	\$14,000	
Modified Bitumen	75%			2038	**	10	\$16,800	
Interior								
Floors								
Carpet	10%			2032	\$66,100	3	\$5,200	
Ceramic Tile	5%			2042	**	5	\$1,700	
Sheet Vinyl/Rubber	10%			2038	**	5	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Dance Studio								
Explanation : Rubber Dance Floor								
Vinyl Tile	60%			2038	**	3	\$7,700	
Wood	15%			2061	**	5	\$9,700	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$2,900	
Plaster	65%			LIFE	**	5	\$11,500	
Wood	30%			LIFE	**	5	\$70,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$1,200	2046	**	5	\$1,700	
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Basement 826 NYC Space					
	Plaster	70%	2-4	\$39,800	LIFE	**	5	\$15,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout 2nd Floor; Stairwells, Storage And Electrical Rooms					
	Plaster	20%			LIFE	**	5	\$4,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$13,900	2053	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Free Standing Walls									
	Masonry: Brick	100%	Now	\$1,300	2043	**			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 2%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Limestone Masonry					
Retaining Walls									
	Concrete Masonry Unit	100%			2053	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$26,900	2046	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Tripping Hazard, Extent : Moderate, Area Affected : 5%					
				Location : Rodney Street					
On-Site Walkways									
	Cast in Place Concrete	50%			2046	**			
	Pavers/Stone	50%	2-4	\$1,000	2042	**			
				Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%					
				Location : Throughout					

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2033	\$47,100	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2053	* *	5		
	Molded Case Bkrs	70%			2033	\$33,000	5	\$400	
Raceway									
	Conduit	90%			2043	* *	1		
	Conduit	10%			2053	* *	1		
Panelboards									
	Molded Case Bkrs	25%			2032	\$8,100	5	\$200	
	Molded Case Bkrs	50%			2049	* *	5	\$300	
	Molded Case Bkrs	25%			2041	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2043	* *	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$77,800	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2038	* *	10	\$6,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas									
Explanation : T-8 Lamps									
	Fluorescent	25%			2028	\$69,700	10	\$5,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	35%			2038	* *	10	\$7,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Hallways									
Explanation : Compact Fluorescent Lights									
	LED	10%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2033	\$20,900	10	\$2,800	
	Exit, Service	50%			2033	\$4,200	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2033	\$19,900	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2033	\$64,400	1-3	\$14,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$11,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,700	
	Terminal Devices								
	Convactor/Radiator	100%			2038	* *	1	\$7,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2033	\$218,900	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 6 Rooftop Package Units On Roof							
	Split Unit	20%			2033	\$118,500			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2033	\$152,300	1	\$1,500	
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2033	\$22,900	2	\$3,200	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans									
	Interior	20%			2033	\$22,100	2	\$100	
	Roof	80%			2033	\$38,700	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$18,600	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 40 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$5,000	4	\$500	
Fixtures									
	Generic	100%							
	Abandoned in Place, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Restroom								
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								

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Print Date : 21-Aug-2023

BROOKLYN PUBLIC LIBRARY - FY 2024

Asset Name : WINDSOR TERRACE BRANCH LIBRARY
Address : 160 E. 5TH ST. @FORT HAMILTON PARKWAY
Borough : BROOKLYN **Agency's Number** : 77
Program / Asset # : BPL0W77.000 / 13273 **Yr Built/Renovated** : 1969 / 1994
Area Sq Ft : 7,100 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5318 **Lot** : 10 **BIN** : 3124000

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,000			\$21,300
Interior Architecture	\$21,900	\$1,100		
Electrical	\$20,200	\$600	\$400	\$600
Mechanical	\$500	\$400	\$1,100	\$400
Site Pavements	\$22,800			
Total	\$77,400	\$2,100	\$1,500	\$22,300
Importance Code A	\$12,300	\$400	\$400	\$21,800
Importance Code B	\$34,900	\$1,700	\$1,100	\$500
Importance Code C	\$30,100			
Total	\$77,400	\$2,100	\$1,500	\$22,300



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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
	Glass Block	5%			LIFE	**	5	\$500	
	Masonry: Brick Cavity	65%			LIFE	**	5	\$10,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Building Is Above Subway, Building Vibrates When Trains Pass Below									
	Metal, Corrugated	15%			2053	**	1		
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Windows									
	Aluminum	100%			2049	**	5	\$800	
Roof									
	Single Ply Membrane	100%			2038	**	10	\$21,300	
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Other Observation, Extent : N/A, Area Affected : 45%									
Location : Roof									
Explanation : Planted Material On Top Of Existing Roof Within Concrete Paver Curbs									
Soffits									
	Cast in Place Concrete	90%	Now	\$8,000	LIFE	**	5	\$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Soffits Throughout									
	Metal Panel	10%	Now	\$4,000	2063	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Above Trash Storage									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
	Terrazzo	5%	Now	\$9,800	LIFE	**	5	\$400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Entry Foyer									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : Entry Foyer									
	Vinyl Tile	85%			2041	**	3	\$3,400	
Interior Walls									
	Concrete Masonry Unit	35%	Now	\$7,400	LIFE	**	5	\$1,600	
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 2%									
Location : Office Behind Computer Server									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Throughout									
Explanation : Building Vibrates As Subway Trains Pass Below									
	Glass: Single Pane	5%			LIFE	**	5	\$400	
	Gypsum Board	55%			LIFE	**	5	\$3,700	
	Masonry: Brick	5%			LIFE	**			

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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%			2050	* *	5	\$9,500	
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Cast Iron Rail	100%			2053	* *	5		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2046	* *			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Adjacent Driveway And Parking Lot							
	Tripping Hazard, Extent : Moderate, Area Affected : 10%							
	Location : Adjacent Driveway							
Parking/Driveway								
Asphalt	100%	Now	\$20,700	2036	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Driveway And Parking Lot							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Driveway							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
	Location : Driveway							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2033	\$43,000	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 350 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2033	\$43,000	5	\$200	
Raceway									
Conduit		80%			2043	* *	1		
Conduit		20%			2059	* *	1		
Panelboards									
Fused Disc Sw		10%			2041	* *	5		
Molded Case Bkrs		70%			2041	* *	5	\$100	
Molded Case Bkrs		20%			2055	* *	5		

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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$19,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2033	\$6,600	1		
	Thermoplastic	20%			2059	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	LED	100%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2041	* *	10	\$900	
	Exit, Service	50%			2041	* *	1		
Exterior Lighting									
	LED	30%			2041	* *			
	No Component	70%							
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2041	* *	1-3	\$4,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Furnace	100%			2043	* *	1	\$3,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 1 Brand New Rooftop Package Unit On Roof							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		

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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2043	* *	2	\$400	
	R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Brand New Rooftop Unit On Roof.							
Split Unit	5%			2043	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit On Roof							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2043	* *	1	\$100	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2043	* *	2	\$200	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
Exhaust Fans								
Roof	100%			2043	* *	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,900	2		
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Equipment Room Explanation : One 55 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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