

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$185,600	LIFE	**	5	\$22,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hallway By Elevator</i>								
Masonry: Limestone	10%			LIFE	**	5	\$3,800	
Windows								
Aluminum	95%			2042	**	5	\$5,000	
Wood	5%	Now	\$200	2042	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilet, Office</i>								
Parapets								
Metal Cornice	100%			2049	**	10		
Roof								
Asphalt Shingle	70%			2037	**	10	\$2,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible</i>								
Not Accessible	30%							
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$19,500	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$1,100	
Vinyl Tile	75%	Now	\$22,900	2034	\$457,500	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$1,300	
Plaster	80%	Now	\$49,200	LIFE	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Hallway By Elevator</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallway By Elevator, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hallway By Elevator</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Of Building</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Of Building</i>								
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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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		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	60%			2060	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Disconnect Switches Rated At 400 Amperes.</i>								
Fused Disc Sw	40%			2034	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Disconnect Switches Rated At 200 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Vertical Section</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Thermostat</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2042	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$256,800	2	\$1,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Basement</i>								
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
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : Not In Service</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Base Of Front Entry Pillars</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Ridge Boulevard</i>								
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	**			
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Skylight</i>								
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	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance And Stairs</i>								
Vinyl Tile	80%			2037	**	3	\$8,900	
Interior Walls								
Ceramic Tile	5%	Now	\$1,400	2041	**	5	\$700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Custodian Closet</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Custodian Closet</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2049	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Room 1st And 2nd Floor</i>								
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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 73rd Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corner Of 73rd Street And Ridge Boulevard</i>								
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		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%			2052	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$10,500	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns</i>					

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								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Furnace	60%			2032	\$30,500	1	\$4,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Package Units</i>					
Hot Water Boiler	40%			2045	**	1	\$3,300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					

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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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*** 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		Priority
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Crazing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%	Now	\$226,900	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$32,800	2040	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$6,600	LIFE	**	5	\$2,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%	Now	\$18,400	LIFE	**	5	\$2,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Classroom 2</i>								
Metal Panel	10%			2052	**	5	\$1,400	

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

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

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

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Electrical								
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 600 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$500	
Raceway								
Conduit	70%			2052	**	1		
Conduit	30%			2032		1	\$10,900	
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	85%			2048	**	5	\$400	
Molded Case Bkrs	10%			2031		5	\$2,000	
Wiring								
Braided Cloth	30%	2-4	\$9,900	2057	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Insulation Aged</i>							
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	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	40%			2037	**	10	\$6,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-5 Lamps</i>							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$13,200

1-3

\$3,200

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

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)	Estimated Cost	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								
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	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Backflow Preventer Serves Boiler Only</i>								
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 : One Unit</i>								

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

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

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	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$20,500	2037	**			
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Flashing Around Stair</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Basement</i>								
Masonry: Brick	5%	0-2	\$8,000	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair</i>								
Marble Panels	3%			LIFE	**			
Plaster	25%	Now	\$12,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Stair</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$900	2045	**	5	\$1,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$400	
Gypsum Board	65%	0-2	\$6,400	LIFE	**	5	\$23,100	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Assembly</i>								
Plaster	15%	Now	\$6,400	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<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%			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		Priority
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$12,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>						

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	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.
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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	30%			2037	**	1	\$2,900	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Rooftop Package Units</i>					
Hot Water Boiler	70%	0-2	\$57,800	2045	**	1	\$6,100	
			<i>Corroded, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,300	
Hot Wtr Piping/Pump	70%			2040	**	4	\$700	
Terminal Devices								
Convactor/Radiator	50%			2030		1	\$3,200	
Fan Coil Unit/Heat	10%			2027		1	\$600	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2026		2	\$200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 1 Unit Basement Boiler Room</i>					
Ext Pkg Unit - Heating/Cooling	40%			2027		2	\$500	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Roof</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 1 Unit On Roof</i>					
Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Rooftop Package Unit, R-410a</i>					
Terminal Devices								
Air Handler/Dir Expansion	80%			2032		1	\$297,800	
Fan Coil - 4 Pipe	20%			2027		1	\$1,300	
Heat Rejection								
Air Cooled Condenser Unit	80%			2027		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		Priority	
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	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
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		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Managers Office</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,900		
Concrete Masonry Unit	90%			LIFE	**	5	\$3,900		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Parapet Walls</i>									
<i>Explanation : Stucco Finish</i>									
Roof									
Single Ply Membrane	98%			2038	**	10	\$33,400		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Skylight, Metal/Glass	2%			2053	**	10	\$2,300		
Soffits									
Exposed Struc: Steel	98%	4+	\$11,900	LIFE	**	5	\$2,900		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Window Lintels And Relief Angles</i>									
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	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Brighton First Road</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Brighton First Road</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
BRIGHTON BEACH BRANCH LIBRARY
Asset # : 13237

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	

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		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% 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		
<hr/>								
Exterior Lighting								
LED	20%			2038	**			
No Component	80%							
<hr/>								
Alarm								
Security System								
Generic	50%			2038	**	1	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	50%			2038	**	1	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion System</i>						
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$7,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room And Reading Areas</i>						
		<i>Explanation : Duct Smoke Detectors, Bells And 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%			2053	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$6,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Two Gas Fired Hot Water Boilers.</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$900	
<hr/>								
Terminal Devices								
Air Handler	70%			2038	**	1	\$5,300	
Convactor/Radiator	25%			2046	**	1	\$1,000	
Unit Heater - Steam	5%			2038	**	4	\$100	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
<hr/>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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		Priority
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	62%	0-2	\$347,500	LIFE	**	5	\$101,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
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	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	9%	Now	\$60,500	2045	**	5	\$24,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Walls</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Overhead Doors Facing Parking Area</i>								
<i>Explanation : Corroded Steel Lintels</i>								
Window Wall	3%			2052	**	5	\$24,600	
Windows								
Aluminum	15%			2048	**	5	\$7,500	
Bronze/Brass	60%	Now	\$581,900	2040	**	5	\$94,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$3,100	
Steel	15%	Now	\$368,600	2057	**	5	\$47,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tower Stairs, Sections Of South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower Stairs, Sections Of South Facades</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tower Stairs, Sections Of South Facades</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Book Stack Areas</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Book Stack Areas</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Book Stack Areas</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Parking Area</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Parking Area</i>								
<i>Explanation : This Is Actually A Limestone Clad Wall</i>								
Cast in Place Concrete	92%			2052	**			
Site Pavements								

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

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	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$20,500	2037		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations On Flatbush Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	35%	Now	\$24,900	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Gate Entrance</i>								
Masonry: Granite	65%	Now	\$167,800	LIFE		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entry Plaza</i>								
Parking/Driveway								
Asphalt	95%	0-2	\$11,600	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Driveway Entry Area On Flatbush Avenue Side</i>								
Cast in Place Concrete	5%	Now	\$2,100	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area By Drain</i>								

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%			2052		**	5	\$9,200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2045		**	5	\$1,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kilovolt-ampere 208/120 Pri - 480 Sec</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
Fluorescent	5%			2027	\$212,200	10	\$16,100
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
Fluorescent	10%			2027	\$424,400	10	\$32,100
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement</i>				
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
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Roofs</i>				
LED	24%			2040	**		
No Component	75%						
Alarm							
Security System							
No Component	70%						
Generic	30%			2037	**	1	\$39,200
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
			<i>Explanation : CCTV Surveillance System</i>				

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

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	

Alarm

Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$44,400	

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

Energy Source								
Interruptible Gas/Dual Fuel	100%			2052	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 15,000 Gallons</i>								

Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$346,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								

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 Compr/Chiller	70%			2032	\$3,925,800	1	\$113,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers Penthouse</i>								

Exterior Pkg Unit - Cooling Split Unit	15%			2032	\$625,200	2	\$3,200	
	15%			2037	**			

Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$25,900	

Terminal Devices								
Air Handler/Cool/Ht	100%			2032	\$7,376,300	1	\$216,400	

Heat Rejection								
Air Cooled Condenser Unit	15%			2032	\$165,100	2	\$36,600	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
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	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Seven Units</i>								
Escalators								
	Under 20' Rise	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : Two Units</i>								
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : For Gas Filing Station</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$21,000	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$900	
Masonry: Limestone	10%	Now	\$3,900	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Window Sills</i>								
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	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mezzanine</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								

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

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	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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Meter Room And Rear Office In Basement</i>								
Plaster	30%	Now	\$4,000	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And Southwest Corner 1st Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Southwest Corner</i>								
Ceilings								
Gypsum Board	25%	Now	\$1,600	LIFE	**	5	\$5,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ceiling Below Mezzanine Floor</i>								
Plaster	75%	Now	\$8,400	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Southwest Corner</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Retaining Walls								
Cast in Place Concrete	25%			2052	**			
Masonry: Brick	75%	Now	\$2,800	2052	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2045	**			
Pavers/Stone	25%	Now	\$700	2041	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Entry Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$800	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Driveway</i>								

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

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%			2032	\$43,000	5	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>						
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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	35%			2032	\$40,700	10	\$3,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2032	\$5,800	10	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
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								

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

Maintenance \$ are aggregated over a 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
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

Note : 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
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

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	
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, 1st, Mezzanine</i>						
		<i>Explanation : One Unit</i>						

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

Print Date : 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		Priority
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Columns At Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Masonry: Brick	85%	0-2	\$313,500	LIFE	**	5	\$19,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2043	**	5-10	\$7,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Equipment Screen</i>								
Windows								
Wood	100%			2041	**	5	\$44,200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$40,500	LIFE	**	5	\$1,400	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Perimeter</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entire Perimeter</i>								
<i>Explanation : Covered With Tarp</i>								
Masonry: Brick	90%	Now	\$203,000	LIFE	**	5	\$1,600	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Perimeter</i>								
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	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2038	**	5	\$1,000	
Vinyl Tile	85%	Now	\$31,400	2033	\$313,900	3	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Library Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</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
BUSHWICK BRANCH LIBRARY
Asset # : 13239

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	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$900	
Plaster	95%	Now	\$83,300	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Perimeter Exterior Walls And Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Perimeter Exterior Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Perimeter Exterior Walls And Basement</i>								
Ceilings								
AcousTileConcealSpLn	90%	Now	\$19,400	2038	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	5%			2046	**	5	\$700	
Plaster	5%	Now	\$4,100	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Perimeter Exterior Walls</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Perimeter Exterior Walls</i>								
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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2038	**			
Pavers/Stone	25%	4+	\$21,500	2036	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2042	**			

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

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	50%			2033	\$1,900	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>								
Molded Case Bkrs	50%			2033	\$21,500	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : Mezzanine HVAC Showed Signs Of Corrosion</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2028	\$58,900	10	\$4,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	25%			2038	**	10	\$2,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%	Now	\$5,900	2043	**			
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Light In HVAC Room - Basement</i>								
LED	20%			2038	**			

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarms</i>						
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$27,200	2043	**	1-3	\$6,000	
		<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$5,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Pumps; 1 Stand-by</i>						
Terminal Devices								
Air Handler	60%			2033	\$119,000	1	\$4,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : See Air Conditioning Terminal Devices</i>						
Convactor/Radiator	40%			2038	**	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	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
BUSHWICK BRANCH LIBRARY
Asset # : 13239

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	
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2028	\$202,100	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Heat Rejection								
Air Cooled Condenser Unit	70%			2033	\$21,400	2	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410</i>								
Air Cooled Condenser Unit	30%			2028	\$9,200	2	\$2,200	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-22 Refrigerant</i>								
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75 Gallon Tank</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Mezzanine</i>								
<i>Explanation : One Unit</i>								

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

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

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$12,400	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Stucco Cement	65%			2036	**	5	\$14,100	
Windows								
Aluminum	50%			2047	**	5	\$600	
Aluminum	50%	Now	\$6,000	2047	**	5	\$300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout First And Second Floors</i>								
Ceilings								
AcousTileSusp.Lay-In	93%			2048	**	5	\$13,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement And Main Library Space</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rockaway Parkway</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements Parking/Driveway Asphalt	100%	2-4	\$3,300	2034	\$165,000			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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%			2031	\$3,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 400 Amperes</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2015.</i>								
Egress Lighting Emergency, Battery	50%			2039	**	10	\$1,100	
Exit, Service	50%			2039	**	1		
Exterior Lighting HID	10%			2036	**	10		
LED	40%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2015.</i>								
No Component	50%							

Alarm Security System Generic	100%			2036	**	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</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
CANARSIE BRANCH LIBRARY
Asset # : 13620

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								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Furnace	100%			2036	**	1	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 2 Units</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 150 Gallon Tank</i>								
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		Priority
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Rear And Side</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Masonry: Sandstone	3%	Now	\$24,600	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : This Is Actually Bluestone</i>								
Windows								
Aluminum	80%	Now	\$10,500	2040	**	5	\$1,900	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	20%			2040	**	5	\$12,000	
Parapets								
Masonry: Brick	70%	Now	\$21,200	LIFE	**	5	\$1,700	
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Face</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
Masonry: Limestone	30%			LIFE	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
Roof								
Copper/Terne	5%			2060	**	10	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
Modified Bitumen	95%			2040	**	10	\$11,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,800	
Mosaic Tile	3%	Now	\$2,000	2037	**	5	\$500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Elevator Foyer</i>								
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	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout, 2012</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$3,800	2067	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

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%			2032	\$43,000	5	\$400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 500 Amperes.</i>							
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	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mezzanine</i>							
	<i>Explanation : T-8 Lamps</i>							
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	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Outside Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2032	\$10,800	1-3	\$2,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Basement</i>							
	<i>Explanation : Manual Pull Stations, Alarm Bells</i>							

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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
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

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								
Energy Source Natural Gas	100%			2042	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Old Oil Tank Abandoned In Place</i>								
Conversion Equipment Hot Water Boiler	100%	2-4	\$74,100	2045	**	1	\$6,300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Gas Fired Hot Water Boiler</i>								
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	
<i>Controller Not Working, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : First Floor, Uneven Heat Distribution</i>								
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		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
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	**			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement To Mezzanine</i>					
				<i>Explanation : One Unit</i>					

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	: 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		Priority	
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	
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Front Facade</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Front Facade</i>					
Metal Panel	5%			2044	**	5-10	\$4,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,600	
Windows								
Aluminum	100%			2050	**	5	\$300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Interior</i>					
			<i>Explanation : No Access To Component Due To Interior Construction</i>					
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$37,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Access To Roof Due To Interior Construction</i>					
Metal Panel	5%			2054	**	5	\$1,300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Access To Roof Due To Interior Construction</i>					
Metal: Cage/Fence	15%			2047	**	5-10	\$8,000	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Access To Roof Due To Interior Construction</i>					
Roof								
Modified Bitumen	90%			2039	**	10	\$10,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Access To Roof Due To Interior Construction</i>					
Skylight, Metal/Glass	10%			2054	**	10	\$3,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Access To Roof Due To Interior Construction</i>					

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		Priority
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Ceramic Tile	5%			2043	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Vinyl Tile	90%			2039	**	3	\$3,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Gypsum Board	80%			LIFE	**	5-10	\$14,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Ceilings								
AcousTileSusp.Lay-In	40%			2047	**	5	\$4,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Fiber Board	45%			2039	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Seating Area. Interior Throughout</i>								
<i>Explanation : Actual Material Is Fabric Panel. Under Construction</i>								
Gypsum Board	10%			LIFE	**	5-10	\$4,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Throughout</i>								
<i>Explanation : Under Construction</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$300	2069	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</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
CLARENDON BRANCH LIBRARY
Asset # : 13240

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	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2047

* *

On-Site Walkways

Pavers/Stone

100%

2043

* *

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	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%

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	Priority

Heating

Energy Source

Under Construction

100%

Conversion Equipment

Under Construction

100%

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

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

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

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

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								
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%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$19,900	
Stucco Cement	30%	Now	\$13,100	2047	**	5	\$5,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Portion Of Aggregate Band</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Continuous Band At Top Of Wall</i>								
<i>Explanation : Exposed Aggregate Finish</i>								
Windows								
Aluminum	100%			2050	**	5	\$600	
Parapets								
Metal Panel	100%			2054	**	5	\$4,300	
Roof								
Modified Bitumen	100%	Now	\$121,100	2034	\$242,200			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Reading Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Roof</i>								
Soffits								
Stucco Cement	100%			2039	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Window And Door Soffits</i>								
<i>Explanation : This Is Actually An Exposed Aggregate Finish</i>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Of South Wall Of Main Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Of South Wall Of Main Reading Room</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2034 \$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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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	
Alarm								
Security System Generic	100%			2034	\$15,300	1	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection Generic, Digital	100%			2042	**	1-3	\$4,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i>								

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								
Energy Source Natural Gas	100%			2054	**	1		
Conversion Equipment Furnace	100%			2039	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
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	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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

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	
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		
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Room 40 Gallon Water Heater</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Room</i>						
		<i>Explanation : 40 Gallon Tank</i>						
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%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Floor</i>						

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

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

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

Print Date : 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.
 ** 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$44,600	LIFE	**	5	\$27,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Rear Facade And Stair Bulkhead On Roof.</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,600	
Metal/Glass Curt Wall	15%	Now	\$42,700	LIFE	**	5	\$9,600	
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entrance Area</i>								
Windows								
Aluminum	100%	Now	\$1,700	2050	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Office Rear Window, Lobby Area</i>								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$56,400	LIFE	**	5	\$4,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parapet To 2nd Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Protective Single Ply Rubber Due To Damage</i>								
Masonry: Brick	85%	Now	\$185,500	LIFE	**	5	\$3,000	
<i>Spalling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Above Parapet Wall Base Counter Flashing</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Protective Single Ply Rubber Due To Damage</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$19,700	
Skylight, Metal/Glass	5%			2044	**	10	\$3,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead Roof And Main Roof</i>								
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)	Estimated Cost	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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell At Roof Bulkhead</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell At Roof Bulkhead</i>								
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	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell At Main Entrance</i>								
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		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	70%			2054	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Fused Disc Sw	30%			2054	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Service Disconnect Switch Rated At 200 Amperes Serving The Solar Panels.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways, Outside Perimeter</i>						
		<i>Explanation : Cctv Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$8,600	
		<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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.

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

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								
Terminal Devices								
	Air Handler	40%			2034	\$104,400	1	\$3,500
	Convactor/Radiator	40%			2047	**	1	\$1,800
	No Component	20%						
Controls								
	Electrical	100%			2032	\$77,100		
Air Conditioning								
Energy Source								
	Electricity	100%			2050	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2042	**	2	\$200
				<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : 1 Unit, Roof</i>				
	Ext Pkg Unit - Heating/Cooling	50%			2034	\$116,500	2	\$400
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : 2 Units, Roof</i>				
	Split Unit	20%			2039	**		
	No Component	10%						
Terminal Devices								
	Fan Coil - 2 Pipe	20%			2034	\$76,200	1	\$900
	No Component	80%						
Heat Rejection								
	Evaporative Condenser	20%			2039	**	2	\$2,000
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400
Exhaust Fans								
	Roof	100%			2034	\$26,900	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2054	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor Mechanical</i> <i>Explanation : One 50 Gallon Unit</i>				
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
CONEY ISLAND BRANCH LIBRARY
Asset # : 13243

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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 : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Seams Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Meeting Room And Kitchen</i>								
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$400	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Maintenance Room</i>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Meeting Room And Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Meeting Room And Kitchen</i>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

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		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%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
LED	25%			2042	**			
No Component	75%							
Alarm								
Security System								
Generic	50%			2034	\$7,000	1	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Generic	50%			2042	**	1	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$4,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$3,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor - Boiler Room</i>						
		<i>Explanation : 1 Unit, 427 Mbh Input</i>						
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Entrance Vestibule</i>						
		<i>Explanation : Cabinet Unit Heater</i>						
Unit Heater - Hot Water	5%			2039	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor - Mechanical Room</i>						
		<i>Explanation : Location Noted</i>						
No Component	73%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Heating Provided By Air Handling Unit, Reported Under Air Conditioning</i>						
Controls								
Digital	100%			2032	\$213,400			
Air Conditioning								

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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
CORTELYOU BRANCH LIBRARY
Asset # : 13244

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	
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Terminal Devices								
Air Handler/Dir Expansion	100%			2039	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor - Mechanical Room</i>								
<i>Explanation : Air Handler With Direct Expansion And Hot Water Coils</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	**	2	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Condensing Unit, 25 Tons, R-410a Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Interior	70%			2039	**	2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Return Exhaust Fan</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Boiler Room</i>								
<i>Explanation : 1 Unit, 40 Gallons</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	95%	4+	\$36,400	LIFE	**	5	\$8,600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Side Exit</i>								
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	**			
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5	\$5,300	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$9,000	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%	4+	\$600	2043	**	5	\$300	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Public Toilets</i>								
Vinyl Tile	75%	2-4	\$10,600	2039	**	3	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$1,800	2047	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Back Office Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%			LIFE	**	5-10	\$11,200	
Plaster	50%			LIFE	**	5-10	\$9,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
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)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2044	**	1		
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	
Terminal Devices								
Convactor/Radiator	50%			2047	**	1	\$1,100	
Fan Coil Unit/Heat	50%			2039	**	1	\$1,100	
Controls								
Electrical	100%			2032	\$38,600			

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$24,100	
Masonry: Brick	83%			LIFE	**	5	\$17,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southwest Corner</i>								
Masonry: Sandstone	2%			LIFE	**	5	\$300	
Windows								
Wood	100%	Now	\$295,800	2058	**	5	\$23,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Reading Room</i>								
Parapets								
Cast Stone/Terra Cotta	23%			LIFE	**	5	\$8,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
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	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Main Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Main Floor</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
DEKALB BRANCH LIBRARY
Asset # : 13245

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%			2036	**	5	\$900		
Concrete Masonry Unit	10%	Now	\$8,900	LIFE	**	5	\$700		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Gypsum Board	15%			LIFE	**	5	\$1,600		
Plaster	65%	Now	\$60,000	LIFE	**	5	\$3,400		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Technology Room, Public Room, Throughout Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Technology Room, Public Room, Throughout Basement</i>									
Wood	5%			LIFE	**	5	\$3,500		
Ceilings									
AcousTile,Adhered	5%	4+	\$3,200	2046	**	5	\$500		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Basement</i>									
AcousTileSusp.Lay-In	25%			2038	**	5	\$4,500		
Exposed Struc: Concrete	5%			LIFE	**	5	\$100		
Plaster	65%			LIFE	**	5	\$7,400		
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Main Room</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	80%			2053	**				
Masonry: Brick	20%			2053	**				
Retaining Walls									
Masonry: Brick	100%	2-4	\$37,300	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Areaway</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>									
<i>Location : Areaway</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$16,400	2038	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>									
<i>Location : Along Bushwick Avenue</i>									
On-Site Walkways									
Asphalt	25%			2036	**				
Cast in Place Concrete	50%	0-2	\$2,400	2038	**				
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Ramp</i>									
Pavers/Stone	25%	0-2	\$4,800	2036	**				
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front Steps</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
DEKALB BRANCH LIBRARY
Asset # : 13245

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%			2033	\$47,100	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$47,100	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
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		
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor HVAC Equipment</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	12%			2028	\$18,300	10	\$1,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	30%			2033	\$45,800	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Fluorescent	5%			2038	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	50%			2041	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarms And Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$35,300	1-3	\$7,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns</i>						
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								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$7,300	2031	\$145,200	1	\$5,600	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	\$29,900	4	\$600	
Terminal Devices								
Air Handler	60%			2028	\$154,300	1	\$4,700	
		<i>Other Observation, Extent : N/A, Area Affected : 60%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Heating Provided By 3 Split Units</i>						
Convactor/Radiator	40%			2038	**	1	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	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
DEKALB BRANCH LIBRARY
Asset # : 13245

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

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

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

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

Print Date : 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		Priority
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Base Of Building At Front</i>								
Masonry: Brick	50%			LIFE	**	5	\$13,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Efflorescence Staining Throughout</i>								
Metal Panel	10%			2060	**	5-10	\$9,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Level</i>								
<i>Explanation : Location Observed</i>								
Pre-Cast Concrete	35%	Now	\$6,700	LIFE	**	5	\$15,100	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Top Of Building</i>								
Windows								
Aluminum	100%	Now	\$50,900	2059	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Surface Anodizing Is Failing</i>								
Roof								
Single Ply Membrane	100%			2042	**	10	\$26,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
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	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Meeting Room</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Community Meeting Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Community Meeting Room</i>								
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	
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
DYKER BRANCH LIBRARY
Asset # : 13246

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 400 Ampere Main Disconnect Switch. Inspector Estimate. No Nameplate Capacity Available.</i>					
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		Priority
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : LED Observed</i>						
Exit, Battery	50%			2039	**	10	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : LED Observed</i>						
Exterior Lighting								
LED	25%			2039	**			
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$2,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System. Exterior Cameras Are Blocked By Exterior Signs.</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$4,600	

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	Priority
Heating								
Energy Source								
Electricity	2%			2034		1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Location Noted.</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	98%			2032	\$77,400	1	\$3,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 300 Mbh Approx.</i>								
Radiant Heater	2%			2029	\$3,900	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Electric Unit Heater</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room, Entrance Vestibule</i>								
<i>Explanation : Unit Heater / Cabinet Heater</i>								
No Component	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Air Handler Reported Under Air Conditioning</i>								
Controls								
Digital	100%	Now	\$4,300	2029	\$213,400			
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Room At Air Handler - Defective Zone Damper Actuators: Zones 1, 2</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Split Unit	5%			2034	\$8,800			
<i>R-410a Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Office</i>								
<i>Explanation : Location Noted</i>								
No Component	95%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2039	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Air Handler With Dx And Hot Water Coils</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
DYKER BRANCH LIBRARY
Asset # : 13246

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	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	**	2	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Cooled Condensing Unit, 30 Tons, R410a Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Interior	80%			2034	\$26,400	2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Return Fan</i>								
Roof	20%			2039	**	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Toilet Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 40 Gallons</i>								
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%							

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

Maintenance \$ are aggregated over a 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 : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$3,800	
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Glass Block	10%	Now	\$3,100	LIFE	**	5	\$1,000	
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	35%			LIFE	**	5	\$5,400	
Metal Coiling Doors	10%			2034		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	
			<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : First Floor</i>					
Sloped Glazing	10%	Now	\$17,500	LIFE	**	5	\$28,200	
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Soffits								
Metal Panel	100%			2039	**	5-10		
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$1,600	
Vinyl Tile	90%	0-2	\$19,400	2034		3	\$5,300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</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
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

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								
Cast in Place Concrete	25%	Now	\$14,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
Gypsum Board	50%	Now	\$2,200	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Wall</i>								
Ceilings								
AcousTileSusp.Lay-In	70%			2042	**	5	\$11,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices</i>								
Plaster	20%	Now	\$4,700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
Raceway								
Conduit	100%			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
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

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								
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	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	\$9,500	1-3	\$2,300	

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								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	\$129,800	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$900	

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

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

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								
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
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Basement</i>								
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	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Restroom Exhaust Fans. Roof</i>								
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%						

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



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

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

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

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	Priority
Exterior								
Roof								
Modified Bitumen	100%			2042	**	10	\$18,100	
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Front Area</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recent Waterproofing Painted</i>								
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	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Basement Pipe Penetration</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Located In Main Stairwell</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	50%			2054	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front And Right Side Area Of Property</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Corner</i>								
<i>Explanation : Broken Concrete Curb</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,000	2054	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Areaway At Rear Yard</i>								
Site Pavements								

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

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
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2039	**		
On-Site Walkways								
	Cast in Place Concrete	80%			2039	**		
	Masonry: Granite	20%			LIFE	**		
<i>Caulking Deteriorated, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Steps</i>								
Parking/Driveway								
	Asphalt	100%	Now	\$3,800	2037	**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$400
Raceway								
	Conduit	95%			2034	\$34,700	1	
	Conduit	5%			2044	**	1	
Panelboards								
	Fused Disc Sw	5%			2033	\$1,000	5	
	Molded Case Bkrs	85%			2033	\$16,800	5	\$400
	Molded Case Bkrs	10%			2042	**	5	
Wiring								
	Braided Cloth	70%	0-2	\$23,100	2059	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2034	\$6,600	1	
	Thermoplastic	10%			2044	**	1	
Motor Controllers								
	Locally Mounted	100%			2032	\$47,300	5	\$100

Ground

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

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	
Ground								
Grounding Devices Generic	100%	0-2	\$10,300	LIFE	**	5	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
Lighting								
Interior Lighting Fluorescent	5%			2034	\$8,800	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Operated Via Timer Clock</i>								
No Component	70%							
Alarm								
Security System Generic	100%			2034	\$29,600	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection Generic, Digital	100%			2039	**	1-3	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Alrm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel</i>								

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								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	30%			2029	\$14,700	1	\$2,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Rooftop Units</i>							
Hot Water Boiler	70%			2039	**	1	\$5,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 4 Units</i>							
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	
	<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
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 Compr/Chiller	40%			2029	\$93,000	1	\$3,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit On Roof</i>							
Ext Pkg Unit - Heating/Cooling	60%			2029	\$158,800	2	\$600	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 Units On Roof</i>							
Terminal Devices								
Air Handler/Dir Expansion	40%			2029	\$120,800	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2029	\$18,200	2	\$4,400	
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

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**BROOKLYN PUBLIC LIBRARY - 038
EASTERN PARKWAY BRANCH LIBRARY**

Asset # : 13248

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	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 40 Gallon Unit</i>								
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	**			
<i>Controller Not Working, Extent : Severe, Area Affected : 10%</i>								
<i>Location : The 2nd Floor Door</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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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



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 ** 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		Priority
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Exit</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	10%	Now	\$19,600	LIFE	**	5	\$8,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Windows								
Aluminum	65%	Now	\$55,700	2050	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout All Floors</i>								
Aluminum	30%			2050	**	5	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Guards</i>								
Metal Louvers	5%	Now	\$1,700	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
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	

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

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	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	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Basement</i>								
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	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	0-2	\$6,300	2047	**	5	\$3,800	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5-10	\$10,600	
Plaster	65%			LIFE	**	5-10	\$34,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	70%			LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	30%	4+	\$13,300	2069	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$56,100	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Linden Boulevard Street Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$13,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>						
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	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	1%			2039	**	10	\$200	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement And Hallway</i>						
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	**			
		<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$8,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Surveillance And Intrusion System</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
FLATBUSH BRANCH LIBRARY
Asset # : 4202

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Electric	100%			2032	\$23,400	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallon Unit</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

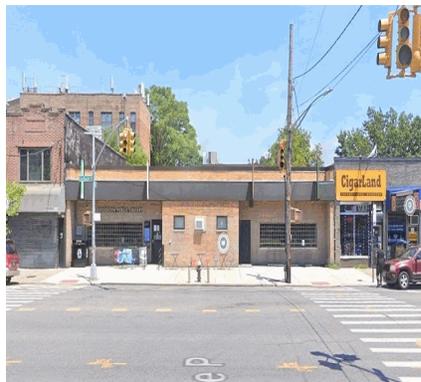
Print Date : 21-Aug-2023

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Steel	100%	0-2	\$468,000	2059	**	5	\$39,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Troy Avenue</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		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% 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Furnace	20%			2034	\$7,400	1	\$1,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Rooftop Package Unit</i>						
Furnace	20%			2042	**	1	\$1,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Rooftop Package Unit</i>						
Hot Water Boiler	60%			2032	\$76,000	1	\$3,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
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	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Room</i>						
Ext Pkg Unit - Heating/Cooling	30%			2034	\$60,100	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units On Roof</i>						
Ext Pkg Unit - Heating/Cooling	30%			2042	**	2	\$200	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Rooftop Package Unit</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater With Tanks Gas Fired	100%			2033	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon Unit</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$12,700	
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,500	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Panel	5%			2052	**	5-10	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Screen Wall</i>								
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	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Drain Above New Community Room</i>								
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : At HVAC Ducts</i>								
Masonry: Brick	5%	0-2	\$4,500	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%	0-2	\$1,100	2045	**	5	\$1,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At HVAC Ducts</i>								
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	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entry Steps</i>								
Parking/Driveway								
Asphalt	100%			2041	**			
Electrical								
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
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.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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	
Lighting								
Interior Lighting Fluorescent	20%			2037	**	10	\$1,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2037	**	10	\$300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
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	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Rear Of The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$4,700	
	<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2052	**	1		
Conversion Equipment								
Furnace	65%			2032	\$14,800	1	\$2,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Package Units</i>							
Hot Water Boiler	35%			2045	**	1	\$1,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							

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

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

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								
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Package Units. R-410a</i>						
Split Unit	10%			2032	\$17,300			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units. R-410a</i>						
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.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 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		Priority
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	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	76%			LIFE	**	5	\$13,200	
Metal Panel	5%			2054	**	5-10	\$3,000	
<i>Painted Surfaces, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
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	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5-10	\$2,100	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : West Side</i>								
No Component	50%							
Roof								
Asphalt Shingle	65%			2047	**	10	\$2,200	
Modified Bitumen	35%			2039	**	10	\$6,900	
<i>Other Observation, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Flat Roof</i>								
<i>Explanation : Repair In Progress</i>								
Soffits								
Cement - Fiber Panel	90%			2042	**	10		
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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	
<i>Repairs in Progress, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Rear Corner</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways, Outside Perimeter</i>					
			<i>Explanation : Cctv Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$25,500	2044	**	1-3	\$5,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : Fire Alarm System Is Not In Service. Strobe Lights, Smoke Detectors</i>					
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								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2051	**	1	\$4,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
			<i>Explanation : 1 Unit</i>					
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	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
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		Priority	
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	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Mechanical Room</i>								
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		4	\$23,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 40 Gallon Unit</i>								
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.

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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	2-4	\$21,600	LIFE	**	5	\$13,200	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$2,800	
Granite Panels	10%	2-4	\$11,500	LIFE	**	5	\$1,400	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry</i>								
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			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
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	
<i>Recent Installation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall At Areaway On East Side</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
HIGHLAWN BRANCH LIBRARY
Asset # : 13252

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	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2051	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Site Wall On West Property Line</i>						
		<i>Explanation : This Is Actually Pre-cast Concrete Construction</i>						
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		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%			2031	\$43,000	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One Electrical Service Rated At 350 Amperes</i>						
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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Ground Bus Bar Not Observed. Jumper Wire For Water Meter Observed.</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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								
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
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	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Equipment Room</i>					
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)	Estimated Cost	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	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		
<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : South Side Of Main Reading Room</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : South Side Of Main Reading Room</i>									
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	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Handicap Ramp Cheek Walls</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$3,500	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Tree Pit On East 98th Street Sidewalk</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Tree Pit On East 98th Street Sidewalk</i>									
On-Site Walkways									
Cast in Place Concrete	90%	Now	\$300	2036	**				
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Rear Entrance</i>									
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		Priority
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								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Furnace	65%			2031	\$15,700	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 65%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Package Units</i>						
Hot Water Boiler	35%			2036	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
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	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Package Units</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	80%	2-4	\$89,600	LIFE	**	5	\$177,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Stair</i>								
Metal Panel	5%			2058	**	5-10	\$9,800	
Granite Panels	5%	Now	\$3,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facade</i>								
<i>Explanation : Aluminum Fins On Structural Steel</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Pavers/Stone	100%			2041	**			
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%			2058	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2058	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Vertical Section</i>								
Raceway								
Conduit	100%			2058	**	1		
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	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	85%			2040	**	10	\$15,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2040	**	10	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$12,600	
<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 And Horns</i>								

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								
Energy Source								
Natural Gas	100%			2058	**	1		
Conversion Equipment								
Furnace	50%			2037	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 2 Are On Lower Roof, One Is On Higher Roof</i>								
<i>Explanation : 3 Package Units.</i>								
Hot Water Boiler	50%			2045	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Gas Fired Condensing Boilers</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
KENSINGTON BRANCH LIBRARY
Asset # : 14461

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								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Are On Lower Roof, One Is On Higher Roof</i>						
		<i>Explanation : 3 Package Units, R-410a,</i>						
Split Unit	5%			2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units, R-410a</i>						
Terminal Devices								
Fan Coil - 2 Pipe	10%			2037	**	1	\$600	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2037	**	2	\$13,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Higher Roof</i>						
		<i>Explanation : 3 Units</i>						
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		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 80 Gallon Unit</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2040	**	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</i>					
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
								<i>Blisters, Extent : Moderate, Area Affected : 40%</i>
								<i>Location : Throughout</i>
								<i>Patching Evident, Extent : Severe, Area Affected : 25%</i>
								<i>Location : Throughout</i>
								<i>Ponding, Extent : Severe, Area Affected : 5%</i>
								<i>Location : Main Roof</i>
								<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>
								<i>Location : Main Roof</i>
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	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>
								<i>Location : 1st Floor Toilet Room</i>
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	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Lower Level Library Area Water Damaged Wall</i>
Ceilings								
AcousTile,Adhered	5%			2045	**	5	\$1,100	
AcousTileSusp.Lay-In	85%	Now	\$6,300	2045	**	5	\$9,500	
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Lower Level Library Area</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Lower Level Library Area</i>
Gypsum Board	10%			LIFE	**	5	\$2,800	
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
KINGS BAY BRANCH LIBRARY
Asset # : 13254

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	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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%			2041	**			
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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2052	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Air Condition</i>								
Fused Disc Sw	50%			2032	\$1,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For The Main Building</i>								
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.
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BROOKLYN PUBLIC LIBRARY - 038
KINGS BAY BRANCH LIBRARY
Asset # : 13254

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	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2037	**	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$11,400	1-3	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Alarm Bell And Fire Alarm Panel</i>						

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								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	100%			2032	\$45,900	1	\$7,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Package Units</i>						
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.
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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
KINGS BAY BRANCH LIBRARY
Asset # : 13254

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
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	\$247,800	2	\$900
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units</i>								
<hr/>								
Heat Rejection								
	Dry Cooler	100%			2032	\$67,700	2	\$10,400
<hr/>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,300
<hr/>								
Exhaust Fans								
	Roof	100%			2032	\$28,600	2	\$500
<hr/>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2052	**	1	
<hr/>								
Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4	
<hr/>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Court Yard</i>								
<i>Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.</i>								
<hr/>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
<hr/>								
Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Fixtures								
	Generic	100%						
<hr/>								
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</i>								

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

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

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	0-2	\$1,500	LIFE	**	5	\$700	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2053	**	5	\$800	
Roof								
Modified Bitumen	100%	Now	\$99,400	2038	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof And Penthouse Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%	Now	\$1,800	2053	**	5	\$2,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Canopy</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Ceramic Tile	5%	0-2	\$2,000	2042	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bathroom</i>								
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		Priority
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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**			
Plaster	50%	Now	\$33,900	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$13,200	2046	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
Exposed Struc: Concrete	25%			LIFE	**	5	\$1,400	
Plaster	25%			LIFE	**	5	\$5,600	
Wood	5%	Now	\$2,000	LIFE	**	5	\$15,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	\$4,600	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear And Side Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear And Side Yard</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	15%	0-2	\$400	2068	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2053	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : Staining, Particle Pollution</i>								
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.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		Priority
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	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,900	2046	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear And Side Yard</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Exit</i>								
Parking/Driveway								
Asphalt	100%	Now	\$8,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Drains</i>								

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$100	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5		
Molded Case Bkrs	95%			2049	**	5	\$600	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	50%			2046	**	5	\$100	
Locally Mounted	50%			2031	\$35,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
LED	100%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$2,900	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
LED	30%			2038	**			
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
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

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	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		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In The Ceiling Of 2nd Floor</i>								
Water Heater With Tanks								
Gas Fired	100%			2031	\$33,800	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$5,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Outside Of Emergency Exit Door</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Ceiling In Front Of Elevator</i>								
Storm Drain Piping								
Cast Iron	100%	0-2	\$4,200	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Exit</i>								
<i>Explanation : Sewage Piping Is Undersized Causing Water To Backup When It Rains</i>								
Sewage Ejector(s)								
Electric	100%			2033	\$12,400	4	\$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038
KINGS HIGHWAY BRANCH LIBRARY**

Asset # : 4206

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
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2053	* *	1-2	\$2,000

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

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

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		Priority
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	Now	\$35,900	2029	\$358,700	3	\$4,900	
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$700	
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Masonry: Brick	10%	4+	\$5,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	70%			LIFE	**	5	\$3,100	
Plaster	5%	4+	\$400	LIFE	**	5	\$200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Meeting Room</i>								
Ceilings								
AcousTileConcealSpLn	70%	0-2	\$17,200	2034	\$172,100	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Meeting Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor, Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$60,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Leonard Street</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
LEONARD BRANCH LIBRARY
Asset # : 13255

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	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		Priority
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*

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

Maintenance \$ are aggregated over a 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

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	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	\$8,200	1-3	\$2,000	

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								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
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 Compr/Chiller	100%			2025	\$156,200	1	\$5,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units. Basement</i>						
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.

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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

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	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	\$18,400	2039	**	2	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Extended Life Time Units</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 New Installed Unit</i>								

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

Print Date : 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		Priority
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	
	<i>Other Observation, Extent : N/A, Area Affected : 1%</i>							
	<i>Location : Rain Not Accessible</i>							
	<i>Explanation : Rain Not Accessible</i>							
Not Accessible	70%							
	<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, But Sign Of Water Damage At Ceiling From Inside</i>							
Soffits								
Masonry: Limestone	70%	0-2	\$5,400	LIFE	**	5	\$300	
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>							
	<i>Location : Plaster Ceiling</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Entrance</i>							
Not Accessible	30%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Rain Not Accessible</i>							
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	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : South And East Walls Water Damage</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : South And East Walls</i>							
Plaster	50%	0-2	\$26,900	LIFE	**	5	\$3,300	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Stairway, Heritage Center And Basement Area</i>							
Wood	15%	0-2	\$35,000	LIFE	**	5	\$13,400	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2045	**	5	\$4,100	
Gypsum Board	10%	Now	\$11,500	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Floor Reading Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Floor Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : All Air Vents At Main Floor</i>								
<i>Explanation : Observed Black Dust Surrounding All Air Vents At Ceiling</i>								
Plaster	65%	Now	\$32,400	LIFE	**	5	\$6,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Ceiling Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Floor Ceiling Crown Molding</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2052	**			
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Rear Fence</i>								
<i>Explanation : Vegetation Growth</i>								
Iron Picket	60%	0-2	\$8,700	2052	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front And Side Iron Fence</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,300	2052	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rear Of Building</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rear Retaining Wall</i>								
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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2052	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Ampere Main Disconnect Switch</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2037	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallway Basement</i>						
LED	70%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032		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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2 Exterior Cameras And 4 Interior Cameras</i>						
		<i>Explanation : Cameras Security System</i>						
Generic	15%			2032	\$3,600	1	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion System</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

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

Alarm

Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$9,900	1-3	\$2,400	

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

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

Location : 4 Units, Basement

Terminal Devices								
Air Handler/Dir Expansion	50%			2032	\$123,100	1		
No Component	50%							

Heat Rejection								
Air Cooled Condenser Unit	50%			2032	\$18,600	2	\$4,500	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	
				<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement, A.O. Smith Promax Plus High Recovery Hot Water</i>				
	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
				<i>Other Observation, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Backflow Preventor For Boiler Only</i>				
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement, Street, 1st Floor, Mezzanine</i>				
				<i>Explanation : One Unit</i>				

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

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

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$87,300	LIFE	**	5	\$21,400	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Bulkhead Stair</i>					
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Bulkhead Stair</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Bulkhead Stair And Chimney</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Bulkhead</i>					
Masonry: Limestone	10%			LIFE	**	5	\$1,800	
			<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Main Entrance And Window Sills</i>					
Windows								
Aluminum	90%	Now	\$16,300	2040	**	5	\$1,700	
			<i>Condensation Present, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Weather Strip Missing, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Metal Louvers	10%			2041	**	10	\$2,400	
Parapets								
Masonry: Brick	90%	Now	\$145,000	LIFE	**	5	\$3,900	
			<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Various Locations Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Covered In Black Tarp To Keep Rain Water Out</i>					
Masonry: Limestone	10%	Now	\$31,500	LIFE	**	5	\$500	
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Coping At Chimney</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Covered In Tarp To Keep Rain Water Out</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
MAPLETON BRANCH LIBRARY
Asset # : 13257

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	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$234,600	2042		**		
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Pen Into 2nd Floor Childrens Room And Stacks</i>								
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
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Beams</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,100	2067		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	90%			2052		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%			2052		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</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
MAPLETON BRANCH LIBRARY
Asset # : 13257

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	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$41,300	2037		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2049		**		
Parking/Driveway								
Asphalt	100%			2041		**		
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2032	\$17,200	5		
Molded Case Bkrs	60%			2032	\$25,800	5	\$300	
Raceway								
Conduit	70%			2032	\$25,500	1		
Conduit	30%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$1,000	5		
Molded Case Bkrs	30%			2031	\$5,900	5	\$200	
Molded Case Bkrs	65%			2048	**	5	\$300	
Wiring								
Thermoplastic	30%			2032	\$9,900	1		
Thermoplastic	70%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$47,300	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	85%			2037	**	10	\$15,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Buildings</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2037	**	10	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor; 2nd Floor</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$12,600	
<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	50%			2032	\$30,500	1	\$4,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	50%			2049	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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

BROOKLYN PUBLIC LIBRARY - 038
MAPLETON BRANCH LIBRARY
Asset # : 13257

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								
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
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2 Units In Penthouse</i>				
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$17,300	LIFE	**	2-5	\$11,100
				<i>Unbalanced System, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : 2nd Floor Is Lack Of Air Flow Supply</i>				
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	**		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				

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

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

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,500	
Masonry: Brick	85%	Now	\$57,300	LIFE	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Facade And Corners Of Building</i>								
Metal Panel	3%			2054	**	5-10	\$3,400	
Granite Panels	2%	Now	\$2,000	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Base Of Building</i>								
Windows								
Aluminum	75%			2042	**	5	\$500	
Aluminum	25%			2050	**	5	\$200	
Roof								
Modified Bitumen	100%	Now	\$87,900	2039	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Of Building</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible</i>								
Ceramic Tile	5%			2043	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible</i>								
Sheet Vinyl/Rubber	80%			2039	**	5	\$12,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible</i>								
Vinyl Tile	10%			2034	\$28,500	3	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</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
MARCY BRANCH LIBRARY
Asset # : 13258

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	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</i>								
Concrete Masonry Unit	92%	Now	\$15,500	LIFE	**	5	\$3,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</i>								
Gypsum Board	5%			LIFE	**	5-10	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2047	**	5	\$8,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</i>								
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</i>								
Gypsum Board	15%			LIFE	**	5-10	\$5,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior</i>								
<i>Explanation : Not Accessible Under Construction</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$1,400	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Property Line</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Property Line</i>								
Iron Picket	50%			2069	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$11,300	2044	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Parking Lot</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Parking Lot</i>								
<i>Explanation : Tree Growing Adjacent To Retaining Wall Causing It To Bulge</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			

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BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

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	

Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	\$15,900	2037				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Parking Lot</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parking Lot</i>								

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								
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				**
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exterior Front And Side Walls</i>								
<i>Explanation : LED Wallpak Fixtures</i>								
No Component	80%							
Alarm								
Security System								
Generic	100%			2042		**	1	\$2,800
Fire/Smoke Detection								
Under Construction	100%							

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BROOKLYN PUBLIC LIBRARY - 038
MARCY BRANCH LIBRARY
Asset # : 13258

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	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%							

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*** 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		Priority	
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%							

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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



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 ** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$200	
Masonry: Brick	85%			LIFE	**	5	\$16,300	
	<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Pilaster</i>							
Masonry: Fieldstone	10%			LIFE	**	5	\$1,400	
Window Wall	3%			2052	**	5	\$2,200	
	<i>Glazing Clouded, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%	Now	\$28,300	2048	**	5	\$1,500	
	<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Around Windows In Staircase, Various Locations Throughout</i>							
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	**			
	<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Blisters, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Back Of Building</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Back Of Building</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Lower Roof</i>							
	<i>Explanation : Protection Board Added Due To Construction Next Door.</i>							
Skylight, Metal/Glass	5%	Now	\$177,300	2062	**			
	<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Roof</i>							

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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

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	Priority
Exterior								
Soffits								
Stucco Cement	100%	Now	\$1,600	2045	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
Vinyl Tile	80%	Now	\$9,900	2037	**	3	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Second Floor Reading Area</i>								
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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	\$5,900	2045	**	5	\$9,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Missing Tiles</i>								
Gypsum Board	10%	Now	\$2,000	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Side Entrance</i>					
Pavers/Stone	25%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$4,200	2041	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Potholes, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Side Lot</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Side Lot</i>					
			<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Side Lot</i>					

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%			2052	**	5	\$100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i>					
Switchgear / Switchboard								
Fused Disc Sw	50%			2052	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1 Vertical Section</i>					
Molded Case Bkrs	50%			2052	**	5	\$200	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1 Vertical Section</i>					
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		Priority
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2037	**	10	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	60%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Staircase And 2nd Floor</i>								
<i>Explanation : LED Light Fixtures</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2032	\$31,200	1-3	\$7,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors And Alarm Bells</i>								

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	Priority

Heating

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BROOKLYN PUBLIC LIBRARY - 038
MIDWOOD BRANCH LIBRARY
Asset # : 13259

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								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Area</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2032	\$89,300	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit On The Higher Roof</i>								
Ext Pkg Unit - Heating/Cooling	50%	Now	\$5,100	2032	\$101,700	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units On Lower Roof</i>								
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								

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

Maintenance \$ are aggregated over a 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

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
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Set</i>								
Backflow Preventer	Generic	100%			2040	**	1	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Work Room</i>								
<i>Explanation : First Floor Work Room</i>								
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</i>								
Fire Suppression								
Sprinkler	No Component	70%						
	Generic	30%			2042	**	1-2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Only</i>								

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

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

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

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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
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	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$77,200	LIFE	**	5	\$18,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner At Second Floor</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	Now	\$5,100	2047	**	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$2,900	2051	**	5	\$400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At North Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	10%	Now	\$2,400	2036	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Second Floor Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor Roof</i>								
Metal: Cage/Fence	10%			2044	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$1,200	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$117,100	2041	**			
<i>Blisters, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Cement - Fiber Panel	20%			2031		10		
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corner Of Building</i>								
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	

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

Maintenance \$ are aggregated over a 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
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

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		
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%			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

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

Maintenance \$ are aggregated over a 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
MILL BASIN BRANCH LIBRARY
Asset # : 13260

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	Priority
Lighting								
Interior Lighting Fluorescent	20%			2036	**	10	\$1,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vestibule</i>								
Fluorescent	25%			2036	**	10	\$1,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	50%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$900	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
Fluorescent	25%			2036	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Operated Via Timer</i>								
HID	25%			2036	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	50%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2036	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2036	**	1-3	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights And Alarm Bells</i>								
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	Priority
Heating								

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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
MILL BASIN BRANCH LIBRARY
Asset # : 13260

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								
Energy Source								
Natural Gas	100%	Now	\$100	2041	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : There Is No Vent For The Gas Meter Room</i>								
Conversion Equipment								
Furnace	100%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Packaged Units</i>								
Terminal Devices								
Convactor/Radiator	100%			2044	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Electric Heaters For 2nd Floor Hallway And Bathrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2036	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
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
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Throughout, Around Windows</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout, Corners</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Around Windows</i>								
Granite Panels	8%	Now	\$58,000	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Slate Panels	2%	Now	\$27,400	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Window Wall	10%	0-2	\$35,700	2052	**	5	\$5,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair</i>								
Windows								
Aluminum	100%	Now	\$417,600	2057	**	5	\$4,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade, Stair, Classroom</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</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
NEW LOTS BRANCH LIBRARY
Asset # : 4203

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	93%	Now	\$165,600	LIFE	**	5	\$4,400	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Granite	2%			LIFE	**	5	\$100	
Masonry: Limestone	5%	Now	\$17,400	LIFE	**	5	\$300	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping</i>								
Roof								
Asphalt Shingle	2%			2041	**	10	\$100	
Modified Bitumen	98%	0-2	\$141,400	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof Along New Lots Avenue</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$5,000	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Canopy At Service Entrance</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Canopy At Service Entrance</i>								
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	
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Landing Of Main Staircase. Slipping Hazard</i>								
Vinyl Tile	87%	4+	\$16,900	2032	\$846,100	3	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</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
NEW LOTS BRANCH LIBRARY
Asset # : 4203

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								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Glass: Single Pane	2%	0-2	\$19,000	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Explanation : Deteriorated Finish</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$85,000	2052	**	5	\$5,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : First And Second Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor, Around Windows</i>								
AcousTileSusp.Lay-In	50%			2045	**	5	\$17,800	
Plaster	25%	Now	\$5,400	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2042	**			
Iron Picket	98%	4+	\$5,300	2067	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Schenck Avenue And Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Asphalt	95%	4+	\$800	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Of Building</i>								
Cast in Place Concrete	5%			2045	**			
Parking/Driveway								
Asphalt	100%			2041	**			

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		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%			2042	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	\$21,500	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
<hr/>								
Molded Case Bkrs	50%			2032	\$21,500	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2032	\$36,500	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2031	\$1,500	5		
Molded Case Bkrs	95%			2031	\$28,200	5	\$600	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$23,100	2057	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
<hr/>								
Thermoplastic	30%			2042	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2030	\$71,000	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
LED	100%			2040	**			
<hr/>								
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		
<hr/>								
Exterior Lighting								
HID	30%			2027	\$32,900	10		
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,700	
<hr/>								
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.
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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 LOTS BRANCH LIBRARY
Asset # : 4203

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	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Gas Fired Hot Water Boiler</i>								
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 Split Unit	90%			2037	**	2	\$1,300	
	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		2	\$200	
Roof	75%			2032		2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	**	1		
Galvanized Steel	50%			2030		1	\$150,100	
Water Heater With Tanks								
Gas Fired	100%			2030		2	\$16,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032		4	\$4,700	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Inaccessible</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
NEW LOTS BRANCH LIBRARY
Asset # : 4203

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
Plumbing								
	Sewage Ejector(s) Electric	100%			2032	\$12,300	4	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Inaccessible</i>								
	Backflow Preventer No Component Generic	90%			2037	**	1	\$200
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Backflow Preventer Serves The Boiler Only</i>								
	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</i>								

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$417,100	LIFE	**	5	\$25,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Chimney</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lintels Above Windows</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above 2nd Floor Window</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Northwest Corner</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Windows At Driveway</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Of Building Parapet And 2nd Floor</i>								
<i>Explanation : Mesh Installed To Capture Falling Debris</i>								
Masonry: Fieldstone	1%			LIFE	**	5	\$200	
Masonry: Limestone	8%	Now	\$79,800	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lintels Above Windows</i>								
Window Wall	1%			2041	**	5	\$1,100	
Windows								
Aluminum	100%	Now	\$41,800	2056	**	5	\$2,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$7,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Parapet</i>								
<i>Explanation : Mesh Covering To Capture Falling Debris</i>								
Cast Stone/Terra Cotta	15%	Now	\$17,300	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Front And Side Parapets</i>								
<i>Explanation : Covered By Rubber Membrane</i>								
Masonry: Brick	70%	Now	\$28,200	LIFE	**	5	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front And Side Parapets</i>								
<i>Explanation : Covered By Rubber Membrane</i>								
Roof								
Modified Bitumen	100%	0-2	\$22,300	2031			\$223,300	
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
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.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	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	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Staff Lounge</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%	2-4	\$79,900	2041	**	3	\$7,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Stacks</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,500	
Gypsum Board	59%			LIFE	**	5	\$10,600	
Marble Panels	1%	2-4	\$1,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Stairs</i>								
Plaster	25%			LIFE	**	5	\$2,200	
SGFT/Glazed Masonry	10%	Now	\$26,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkhead</i>								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$2,700	2036	**	5	\$5,300	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Driveway And Rear Parking Lot</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Side Driveway And Rear Parking Lot</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Driveway And Rear Parking Lot</i>								
Free Standing Walls								
Masonry: Fieldstone	100%			2041	**			
Site Pavements								

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

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	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,700	2036		**		
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Tripping Hazard, Extent : Moderate, Area Affected : 5%
Location : 86th Street

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		**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Driveway And Parking Lot

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$7,500	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : Two 400 Ampere Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5	\$600	
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Raceway

Conduit	95%			2031	\$34,700	1		
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Conduit	5%			2041	**	1		
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Panelboards

Fused Disc Sw	5%			2030	\$1,500	5		
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Molded Case Bkrs	30%			2039	**	5	\$200	
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Molded Case Bkrs	65%			2030	\$19,300	5	\$400	
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Wiring

Braided Cloth	70%	2-4	\$23,100	2056	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

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	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Reading Areas

Explanation : T-12 Lamps

LED	20%			2039	**			
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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
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

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	
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2031	\$17,200	1-3	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Unit</i>								
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		

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

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

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
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2031	\$32,800	1	\$1,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit On Roof</i>								
	Exterior Pkg Unit - Cooling	90%			2036	**	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-134 Refrigerant</i>								
Terminal Devices								
	Air Handler/Cool/Ht No Component	10%			2031	\$43,200	1	\$1,400
		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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$34,600	
Masonry: Fieldstone	5%	Now	\$4,100	LIFE	**	5	\$1,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Masonry: Limestone	10%	0-2	\$23,800	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	1%	Now	\$2,500	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Rear Areaway</i>								
Wood	99%	Now	\$179,000	2058	**	5	\$22,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$109,300	LIFE	**	5	\$4,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
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		
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$4,300	
Ceramic Tile	5%	Now	\$6,800	2036	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	1%			2038	**	5	\$400	
Sheet Vinyl/Rubber	10%	Now	\$7,900	2033	\$158,600	5	\$1,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Vinyl Tile	13%	Now	\$17,400	2033	\$87,100	3	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Meeting Room</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	52%			2033	\$348,300	3	\$4,800	
Vinyl Tile 9" X 9"	10%	Now	\$19,400	2033	\$193,900	3	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Reading Rooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Reading Rooms</i>								
Wood	1%	Now	\$14,500	2073	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Office</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Custodian Office</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Office</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Office</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
PACIFIC BRANCH LIBRARY
Asset # : 13261

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	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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor Rear Exit, Mezzanine Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor Rear Exit, Mezzanine</i>								
Wood	5%	Now	\$2,600	LIFE	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,300	2053	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Male Bathroom In Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Male Bathroom In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Male Bathroom In Basement</i>								
Gypsum Board	5%			LIFE	**	5	\$1,500	
Plaster	90%	Now	\$66,400	LIFE	**	5	\$13,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$9,100	2053	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$2,900	2053	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%	Now	\$9,500	2053	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	50%			2043	**			
Site Pavements								

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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
PACIFIC BRANCH LIBRARY
Asset # : 13261

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	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	80%	Now	\$1,700	2038	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Steel Plate	20%			LIFE	**	1		
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$5,700	2038	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

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	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	\$43,000	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Available Nameplate Rating Capacity</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$43,000	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1 Vertical Sections</i>					
Raceway								
Conduit	50%			2033	\$18,200	1		
Conduit	50%			2059	**	1		
Panelboards								
Fused Disc Sw	10%			2032	\$2,000	5		
Molded Case Bkrs	90%			2032	\$17,800	5	\$400	
Wiring								
Thermoplastic	50%			2033	\$16,500	1		
Thermoplastic	50%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2031	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%			2028	\$14,700	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion System</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Gasoline Fired Hot Water Boiler</i>								
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	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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. 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
PACIFIC BRANCH LIBRARY
Asset # : 13261

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	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		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : One 30 Gallons Unit</i>					
Gas Fired	50%			2031	\$16,900	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : One 40 Gallons Unit</i>					
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	8%	Now	\$12,800	LIFE	**	5	\$2,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Street</i>								
Masonry: Brick	77%			LIFE	**	5	\$27,500	
Masonry: Limestone	8%	4+	\$4,900	LIFE	**	5	\$2,100	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	7%			LIFE	**	5	\$1,900	
Windows								
Aluminum	100%	Now	\$29,200	2049	**	5	\$2,800	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Set Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Set Throughout</i>								
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : Material Actually Glass Panels</i>								
Mosaic Tile	2%	Now	\$1,000	2038	**	5	\$600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Entry Vestibule</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Server Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Server Room, Kitchen And Office</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	60%	Now	\$4,800	LIFE	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Server Room</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Server Room, Kitchen And Office</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	**			
Iron Picket	95%	0-2	\$18,200	2068	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$74,600	2068	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Moat, Ramps And Retaining Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Covered With Stucco Cement</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	50%	0-2	\$4,400	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps And Ramp</i>								
No Component	50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : Crushed Stone</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch In The Switchboard And No Available Nameplate Rating Capacity</i>							
<hr/>								
Raceway								
Conduit	100%			2043	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2041	**	5		
Molded Case Bkrs	95%			2041	**	5	\$400	
<hr/>								
Wiring								
Thermoplastic	100%			2043	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	60%			2038	**	5	\$100	
Locally Mounted	40%			2031		5	\$20,800	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2033	\$57,700	10	\$4,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways, Basement, 2nd Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
<hr/>								
Fluorescent	20%			2033	\$38,500	10	\$2,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement, 1st, 2nd Floor</i>							
	<i>Explanation : T-5 Lamps</i>							
<hr/>								
Fluorescent	50%			2033	\$96,200	10	\$7,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement, Reading Areas</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2033	\$14,500	10	\$1,900	
Exit, LED	40%			2048	**	1		
Exit, Service	10%			2033	\$600	1		
<hr/>								
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
<hr/>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$200	
<hr/>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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	* *			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement Through Mezzanine</i>					
			<i>Explanation : 1 Unit</i>					

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

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

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

Print Date : 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		Priority
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	
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Front Fascia</i>								
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	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Leaking At Boiler Room From Roof Above</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Precast Concrete T Sections</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,100	2054	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,700	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		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%

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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		Priority
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Mesh Screen Around Rooftop Unit</i>								
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Rear Property Line</i>								
Iron Picket	50%	Now	\$14,100	2053	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Gates Not Functioning</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along East And North Property Lines</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Along East And North Property Lines</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$2,500	2068	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along West And North Property Lines</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
LED	25%			2033	\$11,900			
No Component	75%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$3,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$5,500	
Mechanical								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Explanation : 1 Unit, 525 Mbh Output, Perimeter Heat</i>						
Radiant Heater	5%			2043	**	2	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Toilet Rooms</i>						
		<i>Explanation : Electric Cabinet Unit Heaters</i>						
No Component	55%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : N/A</i>						
		<i>Explanation : Heating By Gas-fired Rooftop Unit And Variable Refrigerant Flow System, Reported Under Air Conditioning</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$3,500	2041	**	4	\$400	
		<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout - Hot Water Not Circulating Through Terminal Units</i>						
Terminal Devices								
Convactor/Radiator	100%			2050	**	1	\$2,900	
Controls								
Digital	100%			2032	\$115,300			
Air Conditioning								
Energy Source								
Electricity	100%			2055	**	1		

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

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	
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	40%			2037	**	2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Variable Refrigerant Flow Outdoor Unit, 3-pipe, 10 Tons Approximately</i>								
Ext Pkg Unit - Heating/Cooling	60%			2041	**	2	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, 20 Tons, Gas Heat</i>								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$5,900	
No Component	50%							
Terminal Devices								
Fan Coil - 2 Pipe	50%			2041	**	1	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 3-pipe Variable Refrigerant Flow Indoor Units, Ceiling Cassette Fan Coils</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
<i>Explanation : Exhaust Air</i>								
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Domestic Water Piping For Hot Water Service</i>								
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit, 40 Gallons, 40 Mbh Input</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2028	\$300	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

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%							

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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
RYDER BRANCH LIBRARY
Asset # : 13265

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
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	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Staff Kitchen</i>					
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Windows With Security Bar</i>					
			<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Staff Kitchen</i>					
Metal Louvers	5%			2041	**	10	\$900	
Roof								
Modified Bitumen	100%	Now	\$50,200	2032			\$167,200	
			<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Roof</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Rear Exit</i>					
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	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Staff Toilets</i>					
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	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throuhgout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout, Patch With 12x12 Vinyl Tile</i>					
			<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Corridor To Rear Administration Section</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
RYDER BRANCH LIBRARY
Asset # : 13265

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	3%	Now	\$200	2041	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Bathroom</i>								
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	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Exit</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Exit</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%	0-2	\$300	LIFE	**	5	\$1,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Public Space</i>								
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		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%			2032	\$43,000	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes.</i>								
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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** Replacement cost estimated to be beyond ten years is not included in this report.

BROOKLYN PUBLIC LIBRARY - 038
RYDER BRANCH LIBRARY
Asset # : 13265

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								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Lights</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$6,800	
<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		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		Priority
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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gas Supply Has Been Shut Off For More Than A Year Due To Gas Leaks.</i>								
<i>Electricity Is Substitute Of Heating Source</i>								
Conversion Equipment								
Radiant Heater	100%			2037	**	2	\$5,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room And Roof</i>								
<i>Explanation : Boiler And Furnaces Are Remain In Place, They Are Out Of Service Without Gas Supply.</i>								
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	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit, Roof</i>								
Split Unit	70%	2-4	\$176,100	2042	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units, 1st Floor Equipment Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 3 Inefficient Units</i>								
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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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
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%							

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 : 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		Priority
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$4,700	
Metal Panel	5%	0-2	\$1,000	2044	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entry</i>								
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	**			
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Toilets</i>								
Vinyl Tile	85%	Now	\$86,700	2044	**	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$1,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Masonry: Brick	20%	Now	\$79,800	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area Way</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area Way</i>								
Plaster	70%	Now	\$71,400	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</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
SARATOGA BRANCH LIBRARY
Asset # : 13266

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2044	**			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$4,200	2054	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Front Of Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$56,200	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Trees</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Front And Side Walks</i>								
<i>Explanation : Need Rehabilitation</i>								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$4,700	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	4+	\$900	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stair</i>								
Pavers/Stone	40%			2037	**			
Parking/Driveway								
Asphalt	100%	0-2	\$3,800	2043	**			
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking At Rear Area</i>								

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
SARATOGA BRANCH LIBRARY
Asset # : 13266

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%			2054	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
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	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	40%			2042	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$6,600	

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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		Priority
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Second Floor New Extension</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%	2-4	\$4,100	2034	\$203,100	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom Of The Unit, Basement</i>								
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	
<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
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		Priority
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Room</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	4+	\$3,100	2037	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$9,100	2047		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Along Flatlands Avenue

On-Site Walkways

Cast in Place Concrete	25%	Now	\$300	2047		**		
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Misaligned/Bulging, Extent : Moderate, Area Affected : 10%
Location : Along Flatlands Avenue
Tripping Hazard, Extent : Moderate, Area Affected : 10%
Location : Along Flatlands Avenue

Pavers/Stone	75%			2043		**		
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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%			2044		**	5	\$200
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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%			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 Drive	50%			2039		**		

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

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	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : The Actuator, Utility Room</i>							
	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		
		<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		
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		Priority
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 3%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$29,000	2073	**	5	\$500	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
Interior Walls								
Ceramic Tile	5%			2046	**	5	\$1,100	
Gypsum Board	20%			LIFE	**	5	\$2,700	
Masonry: Fieldstone	5%	4+	\$2,000	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Peeling Paint</i>								
Plaster	50%	2-4	\$5,400	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Reading Room</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Reading Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</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
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

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

Site Enclosure

Fence/Gates

Iron Picket

100%	Now	\$15,300	2068	**
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*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	**
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Site Pavements

On-Site Walkways

Cast in Place Concrete

90%			2038	**
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Pavers/Stone

10%			2036	**
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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%			2033	\$43,000	5	\$400
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*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
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Molded Case Bkrs

90%			2033	\$38,700	5	\$300
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Raceway

Conduit

80%			2033	\$29,200	1
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Conduit

20%			2053	**	1
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Panelboards

Fused Disc Sw

10%			2049	**	5
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Molded Case Bkrs

70%			2032	\$13,800	5	\$300
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Molded Case Bkrs

20%			2049	**	5	\$100
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Wiring

Thermoplastic

20%			2053	**	1
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Thermoplastic

80%			2033	\$26,400	1
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Motor Controllers

Locally Mounted

100%			2046	**	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 : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	5%			2038	**	10	\$700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mezzanine</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	88%			2038	**	10	\$11,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
Fluorescent	2%			2028	\$3,200	10	\$300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	3%			2033	\$4,700	10	\$400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-9 Lamps</i>							
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	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas And Hallways</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2038	**	1-3	\$8,800	
	<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2046	**	1	\$7,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
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 Compr/Chiller	80%			2038	**	1	\$5,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
<i>Explanation : Refrigerant 410a</i>								
Exterior Pkg Unit - Cooling	20%			2033	\$31,000	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Dir Expansion No Component	80%			2038	**	1		
	20%							
Heat Rejection								
Air Cooled Condenser Unit No Component	80%			2038	**	2	\$7,900	
	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.*

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$1,300		
Glass Block	2%			LIFE	**	5	\$300		
Masonry: Brick	63%	2-4	\$11,000	LIFE	**	5	\$6,700		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Exterior</i>									
Stucco Cement	25%	2-4	\$3,000	2047	**	5	\$3,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Rear Of Building</i>									
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		5	\$38,000		
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Roof</i>									
Soffits									
Stucco Cement	100%			2051	**	5			
Interior									
Floors									
Cast in Place Concrete	7%	Now	\$86,200	LIFE	**	5	\$1,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement Stairs</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Concrete Pavers Loose Layed Over Existing Basement Floor</i>									
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$10,100	2047	* *			
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : 26th Avenue And Front Of Building*

On-Site Walkways

Cast in Place Concrete	100%			2047	* *			
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Parking/Driveway

Cast in Place Concrete	100%	Now	\$47,800	2054	* *			
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*Sinking/Subsiding, Extent : Severe, Area Affected : 100%**Location : Driveway*

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%			2060	* *		5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three 100 Ampere Main Disconnect Switches*

Raceway

Conduit	90%			2060	* *		1	
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Conduit	10%			2044	* *		1	
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Panelboards

Fused Disc Sw	5%			2056	* *		5	
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Molded Case Bkrs	95%			2056	* *		5	\$200
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Wiring

Thermoplastic	70%			2060	* *		1	
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Thermoplastic	30%			2044	* *		1	
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Motor Controllers

Locally Mounted	100%			2039	* *		5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Connected To Ground Rod*

Lighting

Interior Lighting

LED	100%			2042	* *			
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Egress Lighting

Emergency, Battery	50%			2042	* *		10	\$1,000
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Exit, LED	50%			2069	* *		1	
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Exterior Lighting

LED	20%			2042	* *			
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No Component	80%							
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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
ULMER PARK BRANCH LIBRARY
Asset # : 13270

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	
Alarm								
Security System								
Generic	50%			2042	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior And Interior</i>								
<i>Explanation : Cameras Security System</i>								
Generic	50%			2039	**	1	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2042	**	1-3	\$5,000	
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								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	100%			2034	\$25,100	1	\$4,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Gasoline Fired Packaged Rooftop Units. See Air Conditioning Conversion Equipment.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Electric	100%			2029	\$23,400	4		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 40 Gallon Water Heater</i>								
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	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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		Priority
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice</i>								
Windows								
Aluminum	100%			2050	**	5	\$3,100	
Roof								
Slate	100%			LIFE	**	10	\$16,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sloped Roof</i>								
<i>Explanation : Slate Roof Is In Good Condition.</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : This Is Actually Granite</i>								
Retaining Walls								
Cast in Place Concrete	40%			2054	**			
Masonry: Brick	60%			2044	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front And Side</i>								
<i>Explanation : Recently Constructed</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
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

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	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		Priority
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	25%			2034	\$8,600	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	75%							
Alarm								
Security System No Component Generic	50%			2034	\$7,000	1	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside Only</i>								
<i>Explanation : Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection Generic, Analog	100%			2039	**	1-3	\$4,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station</i>								

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								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%			2032	\$78,800	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2042	**	4	\$600	
Terminal Devices Convactor/Radiator No Component	80%			2039	**	1	\$1,900	
	20%							
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Terminal Devices Air Handler/Dir Expansion	100%			2034	\$142,100	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water Heating Coil</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
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

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	
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	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : One Unit</i>					

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

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

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$289,600	LIFE	**	5	\$17,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	5%	Now	\$5,500	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	100%	Now	\$8,400	2050	**	5	\$1,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Roof								
Slate	100%	Now	\$196,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Mezzanine</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine, First Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Slate Tile Falling Off Roof, Netting Installed For Safety</i>								
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		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%			2043	**	5	\$900	
Masonry: Brick	5%			LIFE	**	10	\$300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Room</i>								
Plaster	40%	Now	\$70,800	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Fan Room</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Fan Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Fan Room</i>								
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Rear Lot Line</i>								
Iron Picket	75%	Now	\$7,800	2054	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$2,800	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$2,000	2054	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
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)	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
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

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%			2034	\$3,700	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One Main Service Switch Rated At 200 Amperes.</i>							
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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Floor And Upper Level</i>							
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	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
LED	95%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,100	
Exit, Battery	50%			2039	**	10	\$300	
Exterior Lighting								
LED	25%			2044	**			
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Building Perimeter</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Building Perimeter</i>							
	<i>Explanation : Controlled Via Photocell</i>							
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$3,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</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
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

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	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	\$26,600	2	\$6,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Interior Units Associated With 1 Indoor Air Conditioner.</i>						
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		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 40 Gallon Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

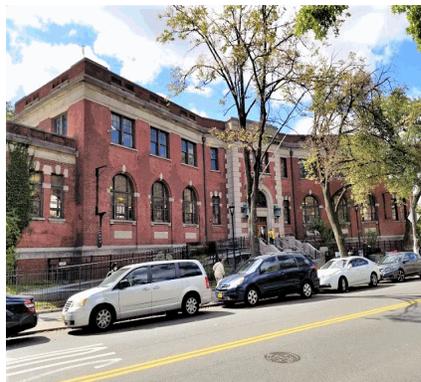
Print Date : 21-Aug-2023

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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2068	**	10	\$5,100	
Masonry: Brick	15%	4+	\$29,200	LIFE	**	5	\$16,300	
<i>Graffiti, Extent : Light, Area Affected : 1%</i>								
<i>Location : Rodney Street</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rodney Street</i>								
Masonry: Brick	68%			LIFE	**	5	\$73,900	
Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows								
Wood	100%	Now	\$406,800	2058	**	5	\$46,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor North Facing Windows</i>								
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Exterior</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adult Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Dance Studio</i>								
<i>Explanation : Rubber Dance Floor</i>								
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	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$1,200	2046	**	5	\$1,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement 826 NYC Space</i>								
Plaster	70%	2-4	\$39,800	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 2nd Floor; Stairwells, Storage And Electrical Rooms</i>								
Plaster	20%			LIFE	**	5	\$4,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$13,900	2053	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$1,300	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Limestone Masonry</i>								
Retaining Walls								
Concrete Masonry Unit	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$26,900	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rodney Street</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2046	**			
Pavers/Stone	50%	2-4	\$1,000	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

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%			2033	\$47,100	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	25%			2028	\$69,700	10	\$5,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	35%			2038	**	10	\$7,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
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		Priority
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
No Component	80%							
Alarm								
Security System Generic	100%			2038	**	1	\$8,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2033	\$64,400	1-3	\$14,200	
<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		Priority
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Boiler</i>								
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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Rooftop Package Units On Roof</i>								
Split Unit	20%			2033	\$118,500			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 40 Gallons</i>						
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%							
		<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : 2nd Floor Restroom</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Above Subway, Building Vibrates When Trains Pass Below</i>								
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	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 45%</i>								
<i>Location : Roof</i>								
<i>Explanation : Planted Material On Top Of Existing Roof Within Concrete Paver Curbs</i>								
Soffits								
Cast in Place Concrete	90%	Now	\$8,000	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Soffits Throughout</i>								
Metal Panel	10%	Now	\$4,000	2063	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Above Trash Storage</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
Terrazzo	5%	Now	\$9,800	LIFE	**	5	\$400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Foyer</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Foyer</i>								
Vinyl Tile	85%			2041	**	3	\$3,400	
Interior Walls								
Concrete Masonry Unit	35%	Now	\$7,400	LIFE	**	5	\$1,600	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Office Behind Computer Server</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Vibrates As Subway Trains Pass Below</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent Driveway And Parking Lot</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent Driveway</i>								
Parking/Driveway								
Asphalt	100%	Now	\$20,700	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Driveway And Parking Lot</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway</i>								

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%			2033	\$43,000	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 350 Amperes.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$19,800	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<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 And Horns</i>								

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								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	100%			2043	**	1	\$3,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1 Brand New Rooftop Package Unit On Roof</i>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2043	**	2	\$400
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Brand New Rooftop Unit On Roof.</i>								
	Split Unit	5%			2043	**		
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit On Roof</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : One 55 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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