Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : 115TH STREET BRANCH LIBRARY

Address : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD

Borough : MANHATTAN Agency's Number : 001

Area Sq Ft : 13,800 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Mar-2021 Landmark Status : EXTERIOR LANDMARK

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

Block : 1831 Lot : 26 BIN : 1055236

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$63,500	\$208,000
Interior Architecture		\$72,200
Electrical	\$1,700	
Mechanical		\$446,200
Total	\$65,200	\$726,300
Importance Code A	\$63,500	\$367,200
Importance Code B	\$1,700	\$359,100
Total	\$65,200	\$726,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$111,500			
Interior Architecture	\$141,600	\$8,300		\$1,700
Electrical	\$300	\$14,700	\$600	\$300
Mechanical	\$19,200	\$20,000	\$2,900	\$1,500
Site Enclosure	\$7,300			
Site Pavements	\$900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$288,100	\$50,300	\$10,700	\$10,700
Importance Code A	\$127,500	\$700	\$700	\$700
Importance Code B	\$121,000	\$49,600	\$10,000	\$10,000
Importance Code C	\$39,600			
Total	\$288,100	\$50,300	\$10,700	\$10,700



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13353

rstem Component Type terior		Foil Doto						
terior	Total	(Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$19,700	
Masonry: Limestone	25%			LIFE	* *	5	\$6,200	
Metal Panel	10%		\$11,800	2042	* *	5	\$6,200	
			Extent : Severe, Ard Khead Structure	ea Affect	ed : 80%			
Slate Panels	2%			LIFE	* *	5	\$500	
Wood	3%	Now	\$23,200	2052	* *	5	\$2,500	
	Dry Rot/D	ecay, Exter	ıt : Severe, Area A <u>f</u>	fected : 3	50%			
	Location	: Window	Trim. West 115th S	treet Fac	rade			
Windows								
Aluminum		Now	\$25,900	2040	* *	5	\$1,200	
			ct, Extent : Moderd cade Windows	ite, Area	Affected : 30%			
	_		ked, Extent : Sever at Level Rear Yard		Iffected : 2%			
	Misaligne	d/Bulging,	Extent : Moderate, cade Windows		fected : 25%			
Wood	50%	0-2	\$21,800	2040	* *	5	\$12,500	
	-	-	nt : Moderate, Area d Glazing Bars. We					
			a Giazing Bars, we tent : Moderate, Ai		-			
		-	ieni . Moderdie, Ai s On West 115th Str					
Parapets	Locuiton	. Williams	on west 115th Sti					
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$400	
Masonry: Brick	85%	Now	\$63,500	LIFE	* *	5	\$900	
11240011191 211011			tent : Light, Area A		10%		Ψ, σσ	
	_		cade. Outer Parape					
	Spalling, I		ere, Area Affected					
	Water Pen	etration, E	xtent : Severe, Area					
			cade. Above 3rd Fl					
			: Severe, Area Affe Face Of Parapet	cted : 90	%			
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Pre-Cast Concrete	2%			LIFE	* *	5	\$100	
	Caulking I	Deteriorate 1 : Coping S	ed, Extent : Modera Stones		Affected : 10%			
Slate	3%			LIFE	* *	5		

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13353

Architecture	Current Rep	oair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Asphalt Shingle	45% Now	\$15,500	2047	**			
	Loose/Miss Fasteners, E						
	Location : Base Shingi	-		-	oom		
	Vegetation Growth, Exte		00				
	Location: Roof Above		•	ı			
	Worn/Eroded, Extent: S		cted : 80%				
	Location : Roof Bulkhe			<b>**</b> **********************************			
Modified Bitumen	50% 2-4	\$5,800	2032	\$58,200			
	Blisters, Extent : Moder Location : Flat Roof A						
	Water Penetration, Exte	-	_	00/			
	Location: 3rd Floor S		Ајјестей . 1	0/0			
GL 11 1 - M - 1/G1			2022	<b>#1.40.700</b>			
Skylight, Metal/Glass	5% Now	\$7,500	2032	\$149,700			
	Water Penetration, Extended Location: Above Staff			: 10%			
nterior	Location . Above Stay	Offices. 314 1 10	<i>O1</i>				
Floors							
Carpet	10% 0-2	\$39,700	2034	\$39,700	3	\$3,100	
F	Worn/Eroded, Extent : M			-	-	42,200	
	Location: 1st Floor R	eading Area					
Cast in Place Concrete	7%		LIFE	* *	5	\$3,200	
	Repairs in Progress, Ext	ent : N/A, Area	Affected : 90	%		. ,	
	Location: Basement						
Ceramic Tile	3% Now	\$1,900	2041	* *	5	\$300	
	Broken/Missing Element			cted : 5%		•	
	Location : Basement T	oilet Room					
Marble Panels	5%		LIFE	* *	5	\$800	
Slate	2%		LIFE	* *	5	\$400	
Terrazzo	5%		LIFE	* *	5	\$800	
Vinyl Tile	25% Now	\$46,500	2042	* *	3	\$1,900	
,	Cracking/Crumbling, Extent: Severe, Area Affected: 50%						
	Location : Throughout						
	Water Penetration, Exten	nt : Severe, Area	Affected: 3	5%			
	Location: Basement						
Wood	43%		2047	* *	5	\$16,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13353

Architecture		Current Repair Future Replacement Maintenance			aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior				Į.				
Interior Walls								
Ceramic Tile	3%			2041	* *	5	\$900	
Glass: Single Pane	5%			LIFE	* *	5	\$1,100	
Gypsum Board	15%			LIFE	* *	5	\$2,600	
Masonry: Brick	3%			LIFE	* *			
Plaster	57% Cracking/		\$21,600 Extent : Severe, A	LIFE rea Affec	* * * ted : 10%	5	\$4,900	
	_	_	nt Walls, Basement					
	Water Pen	etration, E.	xtent : Severe, Ared	a Affected	d : 15%			
	Location	: Basemer	nt And 3rd Floor St	aff Loun	ge			
Wood	17%	4+	\$9,300	LIFE	* *	5	\$19,500	
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 109	%	•	
	Location	: 2nd Floo	or Childrens Readii	ng Area				
Ceilings								
AcousTile,Adhered	10%			2030	\$72,200	5	\$2,100	
Plaster	25%			LIFE	* *	5	\$3,200	
	-	Progress, : Basemer	Extent : N/A, Area nt	Affected	: 5%			
Plaster		Now	\$22,200 extent : Severe, Area	LIFE	* * d · 10%	5	\$8,400	
			or Staff Lounge And					
Site Enclosure	200411011		. Stuff Louinge IIII	21097 03	,,,,,,			
Fence/Gates								
Chain Link		Now	\$7,300	2062	**			
		ssing Elem : Rear Yar	ents, Extent : Seve d	re, Area .	Affected : 30%			
			xtent : Severe, Ared	a Affecte	d : 50%			
		: Rear Yar		100 1	200/			
	_	mage, Exte : Rear Yar	ent : Severe, Area A .d	tffected :	20%			
C't. D	Location	. Kear Tar	и					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways	10070			2018				
Cast in Place Concrete	90%	Now	\$800	2052	* *			
	_	Crumbling, : Rear Yar	Extent : Severe, A		eted : 90%			
Masonry: Granite		Now	\$100	LIFE	* *			
masomy. Granice			Extent : Moderate		ffected : 10%			
	_	_	At Entry Ramp	, 24 11)	V V / V			
			od, Extent : Moder	ate, Area	a Affected : 25%			
			anding And Ramp	,	00			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13353

Electrical	Current Repair	Future Rep	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5	\$100	
	Other Observation, Extent : Light, A		%			
	Location : Electrical Room Basem					
	Explanation : One 800 Ampere M	ain Disconnect Sw	itch			
Switchgear / Switchboard						
Fused Disc Sw	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	90%	2037	* *	10	\$11,400	
	T-8 Lamps And Fixtures, Extent: Li		: 100%			
	Location : Throughout The Buildi	ng				
Fluorescent	5%	2037	* *	10	\$600	
	T-5 Lamps And Fixtures, Extent: Li	ght, Area Affected	: 100%			
	Location: 3rd Floor					
Fluorescent	4%	2037	* *	10	\$500	
11001000	Other Observation, Extent: N/A, An	rea Affected : 100%	ó	10	<b>\$2</b> 00	
	Location: Staircases	00				
	Explanation : Compact Fluoresce	nt Light Fixtures				
Fluorescent	1%	2027	\$1,700	10	\$100	
Tuorescent	T-12 Lamps And Fixtures, Extent: 1				\$100	
	Location : Electrical Room	11000010000	. 10070			
Egress Lighting	,					
Emergency, Battery	50%	2037	* *	10	\$1,700	
Exit, LED	30%	2060	* *	10	Ψ1,700	
Exit, Service	20%	2037	* *	1		
Exterior Lighting	2070	2031		1		
Incandescent	20%	2037	* *	2		
No Component	80%	2031		2		
Alarm	0070					

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13353

Electrical	Current Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	80%					
Generic	10%	2037	* *	1	\$500	
	Other Observation, Extent	: Light, Area Affected	! : 100%			
	Location : Inside And O	ıtside				
	Explanation: CCTV Sur	veillance Cameras				
Generic	10%	2037	* *	1	\$500	
	Other Observation, Extent	: Light, Area Affectea	! : 100%			
	Location : Exit Doors Re	eading Area And Stair	cases			
	Explanation: Intrusion 2	Alarm And Motion Sen	nesor			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$2,600	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Throughout The Building					
	Explanation : Strobe Lig Horns	hts, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors And	

Mechanical	Current F	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2042	* *	1		
	Other Observation, E	xtent : Severe, Ared	ı Affectea	l : 1%			
	Location: Basemen	t					
	Explanation: Gas N	Meter Is Located No	ext To Ele	ectrical Control Bo	oard		
Conversion Equipment							
Hot Water Boiler	100% Now Malfunctioning, Exter Location: Basemen Other Observation, E Location: Basemen Explanation: 1 Uni	t. Boiler Stopped W xtent : Light, Area tt Boiler Room	Vorking		1	\$6,100	
Distribution		*					
Hot Wtr Piping/Pump	100% Now Other Observation, E Location: Basemen Explanation: 1 Out	t			4 ed. Repl	\$700 acement Needed.	
Terminal Devices							
Convector/Radiator	100%		2030	\$122,600	1	\$4,500	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13353

Mechanical	Current Re	pair	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning  Conversion Equipment  Exterior Pkg Unit -  Cooling	100%		2032	\$164,300	2	\$800		
	R-22 Refrigerant, Exten		ected :	100%				
	Location: 4 Units. Roc	-						
	Other Observation, Exte	ent : Light, Area A	ffected	: 100%				
	Location: Roof							
	Explanation: 4 Roofte	p Units						
Ventilation								
Distribution	1000/			at. at.		<b>4</b> 0		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,700		
Exhaust Fans	1000/		2022	<b>#20.100</b>	2	<b>#</b> 400		
Roof	100%		2032	\$29,100	2	\$400		
Plumbing								
H/C Water Piping	1000/		20.42	* *	1			
Brass/Copper Water Heater With Tanks	100%		2042		1			
Gas Fired	100%		2027	\$18,600	2			
Sanitary Piping	10070		2027	\$10,000				
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LIIIL		1			
Cast Iron	100%		LIFE	* *	1			
Fixtures	10070		LIIIL		1			
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%		LIFE	* *				
11) 4144110	Other Observation, Exte			: 100%				
	Location : Basement T	-						
	Explanation: 1 Unit							
Fire Suppression	•							
Sprinkler								
No Component	60%							
Generic	40%		2042	* *	1-2	\$1,500		
Fire Pump								
Generic	100% Now		2035	\$14,300	1	\$2,300		
	Corroded, Extent : Seve	re, Area Affected .	60%					
	Location: Basement							

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.

Borough : MANHATTAN Agency's Number : O02

Area Sq Ft : 14,013 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Apr-2021 Landmark Status : EXTERIOR LANDMARK

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

Block : 1789 Lot : 37 BIN : 1054674

CAPITAL	FY 2026 - 2029	FY 2030 - 2035	
Exterior Architecture	\$329,300		
Interior Architecture	\$177,200	\$184,400	
Electrical		\$41,500	
Site Enclosure		\$336,600	
Total	\$506,500	\$562,600	
Importance Code A	\$329,300		
Importance Code B	\$81,500	\$442,400	
Importance Code C	\$95,700	\$120,200	
Total	\$506,500	\$562,600	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,000	\$9,900	\$1,700	
Interior Architecture	\$5,400	\$500	\$289,400	\$400
Electrical	\$500	\$46,600	\$500	\$300
Mechanical	\$5,800	\$3,500	\$3,400	\$3,500
Site Enclosure	\$6,700			
Site Pavements	\$200			
Total	\$20,600	\$60,600	\$294,800	\$4,300
Importance Code A	\$2,700	\$10,800	\$2,300	\$700
Importance Code B	\$17,700	\$49,800	\$292,500	\$3,600
Importance Code C	\$200			
Total	\$20,600	\$60,600	\$294,800	\$4,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13354

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls					_	***	
Masonry: Brick	75%	<b>#100.600</b>	LIFE	* *	5	\$21,100	
Masonry: Limestone	25% Now	\$180,600	LIFE		5	\$5,300	
	Cracking/Crumbling Location : North S		rea Ajjec	tea : 5%			
	Joint Mortar Miss/E		Area At	fected · 25%			
	Location : North S		, 11100 111	Jecieu . 2570			
	Staining/Discoloring		Area Ai	ffected · 10%			
	Location : Front F		, 111 000 11),	<i>yeerea</i> . 10,0			
Windows							
Aluminum	42% Now	\$54,200	2040	* *	5	\$1,000	
	Misaligned/Bulging	Extent : Moderate,	Area Aff	ected : 50%			
	Location : Interior	· Side Of Windows T	hroughou	ut			
	Unit Inoperable, Ex						
	Location : Interior	· Side Of Windows T	hroughou	ut			
Metal Louvers	5%		2035	\$15,000	10	\$1,600	
Wood	43% Now	\$81,400	2057	* *	5	\$10,700	1
	Split/Cracked, Extent : Severe, Area Affected : 100% Location : Exterior Side Of Window Openings On North And South Facades						
					th Facad	es	
	Worn/Eroded, Exten					,	
		r Side Of Window O					
Wood	10% Now	\$13,100	2057	* *	5	\$2,500	1
	Broken/Missing Elen						
_	Location: 3rd Flo	or Transom Window	s At Air	Handler Room			
Parapets	(50/		LIEE	* *	5	<b>\$900</b>	
Masonry: Brick	65% 10% Now	\$1,200	LIFE LIFE	* *	5 5	\$800 \$200	
Masonry: Limestone					3	\$200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : North, East And West Facades						
	Worn/Eroded, Exten			25%			
	Location : Coping		gyeerea .	2070			
Metal Panel	20%		2042	* *	5	\$900	
Slate	5% 0-2	\$800	LIFE	* *	5	\$100	
Siace	Worn/Eroded, Exten			25%	3	Ψ100	
	Location : Coping						
Roof	1 0						
Modified Bitumen	95%		2037	* *	10	\$9,400	
Skylight, Metal/Glass	5%		2058	* *	10	\$1,700	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13354

Architecture	Current Repair		Futu	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Carpet	70%			2028	\$282,000	3	\$22,000		
Ceramic Tile	5%			2035	\$64,200	5	\$1,000		
Vinyl Tile	15%		\$1,900	2037	* *	3	\$1,200		
	0	Crumbling, 1 : Basemen	Extent : Severe, A at	rea Affec	eted : 5%				
Wood	10%	Now	\$81,500	2072	* *	5	\$2,000		
			ents, Extent : Mod		ea Affected : 50%		. ,		
						tment			
	Location : Retrofitted Air Handler Room And Old Custodial Apartment  Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
					Old Custodial Apar	tment			
Interior Walls									
Ceramic Tile	5%			2035	\$120,200	5	\$2,000		
Glass: Single Pane	5%			LIFE	**	5	\$1,500		
Gypsum Board	15%			LIFE	* *	5	\$3,600		
Plaster	60%		\$31,900	LIFE	* *	5	\$7,200		
1 100001			Extent : Light, Are		ed : 15%		ψ <i>τ</i> ,=σσ		
	_	_	r Reading Area						
			xtent : Light, Area	Affected	. 20%				
			or Reading Area Ar						
D14		Now			* *	5	¢1 000		
Plaster			\$63,800	LIFE		3	\$1,800		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%								
	Location: Retrofitted Air Handler Room And Old Custodial Apartment								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 35%								
	Location: Retrofitted Air Handler Room And Old Custodial Apartment								
	Water Penetration, Extent : Moderate, Area Affected : 25% Location : Retrofitted Air Handler Room And Old Custodial Apartment								
	Location	ı : Retrofitte	ed Air Handler Roc	om And C	Na Custodial Apar	tment			
Ceilings	50/			2027	* *	-	Ø1 100		
AcousTile,Adhered	5%			2037	* *	5	\$1,100		
AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,100		
Exposed Struc: Concrete				LIFE	* *	5	\$300		
Gypsum Board	10%			LIFE	* *	5	\$2,600		
Plaster	60%			LIFE	* *	5	\$7,900		
Plaster	10%		\$3,500	LIFE	**	5	\$1,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout 3rd Floor								
		_		Area 1	ffected · 20%				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%								
	Location : Third Floor Water Penetration, Extent : Moderate, Area Affected : 20%								
		ietration, E. 1 : Third Flo		иси Лује	cica . 20/0				
ite Enclosure	Locuitor	1 mm m 1 h							
Fence/Gates									
Chain Link	100%			2052	* *				
Chain Dillik	100/0			2032					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13354

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Enclosure									
Retaining Walls									
Masonry: Brick	100%	2-4	\$6,700	2032	\$336,600				
	Joint Mort	ar Miss/Ero	od, Extent : Moder	ate, Arec	a Affected : 25%				
	Location	: Rear Yard	d Lot Line Wall						
	Spalling, Extent: Moderate, Area Affected: 25%								
	Location	: Rear Yard	d Lot Line Wall						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	* *				
On-Site Walkways									
Cast in Place Concrete	100%	2-4	\$200	2037	* *				
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%				

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	\$47,100	5	\$400	
	Other Observation, Exter	ıt : N/A, Area Affected :	100%			
	Location: Basement El	ectrical Room				
	Explanation: One 400	Ampere Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2032	\$47,100	5	\$400	
Raceway						
Conduit	95%	2032	\$38,000	1		
Conduit	5%	2052	* *	1		
Panelboards						
Fused Disc Sw	5%	2031	\$1,100	5		
Molded Case Bkrs	25%	2048	* *	5	\$100	
Molded Case Bkrs	70%	2031	\$15,200	5	\$300	
Wiring						
Thermoplastic	25%	2052	* *	1		
Thermoplastic	75%	2032	\$27,100	1		
Motor Controllers						
Locally Mounted	80%	2030	\$41,500	5	\$100	
Locally Mounted	20%	2045	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Generic Lighting	100%	LIFE	* *	5	\$200	0

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

Location: Rear Yard

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13354

Electrical	Current Repa	ir Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	80%	2037	* *	10	\$10,300			
	T-5 Lamps And Fixtures, E Location : Reading Area							
Fluorescent	15%	2037	* *	10	\$1,900			
	T-8 Lamps And Fixtures, E Location : Offices And B	_	eted : 100%		,			
Fluorescent	5%	2037	* *	10	\$600			
	Compact Fluorescent Ligh Location : Basement	Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
Egress Lighting								
Emergency, Battery	50%	2027	\$12,800	10	\$1,700			
Exit, LED	20%	2060	* *	1				
Exit, Service	30%	2027	\$1,500	1				
Exterior Lighting								
HID	20%	2027	\$14,200	10				
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%	2037	**	1	\$500			
	Other Observation, Extent		100%					
	Location : Reading Area	-						
	Explanation: CCTV Sur							
Generic	10%	2027	\$2,900	1	\$500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Reading Area	•						
	Explanation: Intrusion	Alarm And Motion Senso	or					
Fire/Smoke Detection	<b>5</b> 00/							
No Component	70%	2025	ماد ماد	1.0	<b>#2</b> (22			
Generic, Digital	30%	2037	**	1-3	\$2,600			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Explanation : Strobe Lig And Fire Alarm Panel	hts, Manual Pull Station	ss, Alarm Bells, Si	moke De	tectors, Horns			

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2052	* *	1		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : In Vault					
	Explanation : Old Oil Tank Is	Still Present				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13354

Mechanical	Current Repair F			Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
leating									
Conversion Equipment									
Hot Water Boiler	100%	)		2045	* *	1	\$6,900		
			Extent : Light, Area	Affected	: 100%				
		n : Basemer							
	Explana	tion : 1 Un	it						
Distribution	4000			• • • • •			<b>*</b>		
Hot Wtr Piping/Pump	100%	)		2040	* *	4	\$700		
Terminal Devices	4000						4.500		
Convector/Radiator	100%	)		2037	* *	1	\$4,500		
Air Conditioning									
Energy Source	1000/			2040	* *	1			
Electricity	100%	)		2040	· · ·	1			
Conversion Equipment	000/			2027	* *	1	¢5,000		
Reciprocating Compr/Chiller	90%	)		2037		1	\$5,900		
Compr/Chiner	Other Ob	samuation I	Extent : Light, Area	Affactad	. 000%				
			zstent : Ligni, Area In Back Yard, 1 Uni						
		n . 2 Oniis 1 ution : 3 Un		i On Rooj	•				
No Component	10%		113.11 7100						
Terminal Devices	1070	)							
Air Handler/Dir	90%			2037	* *	1			
Expansion	<b>90</b> / 0	)		2037		1			
No Component	10%	<b>.</b>							
Heat Rejection	1070	,							
Air Cooled Condenser	90%	)		2037	* *	2	\$8,800		
Unit	7070	,		2037		-	ψο,οοο		
No Component	10%	)							
entilation Tentilation									
Distribution									
Ductwork/Diffusers	80%	)		LIFE	* *	2-5	\$6,300		
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,600		
Exhaust Fans									
Interior	100%	)		2040	* *	2	\$400		
lumbing									
H/C Water Piping									
Brass/Copper	100%	)		2042	* *	1			
Water Heater With Tanks		<u> </u>							
Gas Fired	100%	)		2030	\$18,600	2			
Sanitary Piping									
Cast Iron		Now	\$3,800	LIFE	* *	1			
	_		Extent : Moderate, .						
	Location	n : Water Bo	acks Up In Baseme	nt When	It Rains.				
Fixtures									
Generic	100%	)							

Fire Suppression

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 125TH STREET BRANCH LIBRARY

Asset #: 13354

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Sprinkler							
No Component	80%						
Generic	20%		2042	* *	1-2	\$800	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : 67TH STREET BRANCH LIBRARY
Address : 328 EAST 67TH ST. @SECOND AVE.

Borough : MANHATTAN Agency's Number : S04

Area Sq Ft : 16,482 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 13-May-2021 Landmark Status : NONE

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

Block : 1441 Lot : 38 BIN : 1044749

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$70,600	
Interior Architecture	\$166,200	
Mechanical		\$52,100
Total	\$236,800	\$52,100
Importance Code A	\$70,600	\$52,100
Importance Code B	\$166,200	
Total	\$236,800	\$52,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$36,100	\$1,400	\$1,500	
Interior Architecture	\$23,000		\$800	
Electrical	\$10,600	\$16,900	\$400	\$300
Mechanical	\$29,000	\$115,300	\$2,600	\$1,400
Site Enclosure	\$16,700			
Site Pavements	\$4,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$127,400	\$140,800	\$12,500	\$8,900
Importance Code A	\$37,100	\$37,800	\$2,400	\$800
Importance Code B	\$81,500	\$103,000	\$10,100	\$8,100
Importance Code C	\$8,800			
Total	\$127,400	\$140,800	\$12,500	\$8,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13366

chitecture	Current Repair	Future Replac	ement	М	aintenance				
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
erior									
Exterior Walls									
Masonry: Brick	60% Now \$70,60  Joint Mortar Miss/Erod, Extent : Light Location : South Facade		**	5	\$8,700				
	Painted Surfaces, Extent : Moderate, Area Affected : 50% Location : Rear Facade								
	Vegetation Growth, Extent : Moderate, Area Affected : 5% Location : Rear Facade								
	Vertical Cracks, Extent : Moderate, Location : South Rear Facade Bet	**	ors						
Masonry: Granite	5%	LIFE	* *	5	\$500				
Masonry: Limestone	25%	LIFE	* *	5	\$2,700				
Metal Panel	5%	2052	* *	5-10	\$5,000				
Slate Panels	2% Now \$13,3		* *	5	\$200				
	Spalling, Extent: Moderate, Area Affected: 50% Location: Window Sills. South Facade								
Window Wall	3% Now \$22,8	00 2062	* *	5	\$800				
	Dry Rot/Decay, Extent : Severe, Are	a Affected : 50%							
	Location: Window Trims. North Street Facade								
	Paint Peeling, Extent : Moderate, A	rea Affected : 10%							
	Location: Front Facade Windows	1							
Windows									
Aluminum	80%	2048	* *	5	\$3,100				
Wood	20%	2040	* *	5	\$7,700				
Parapets									
Masonry: Brick	85%	LIFE	* *	5	\$700				
Masonry: Limestone	15%	LIFE	* *	5	\$200				
Roof									
Modified Bitumen	100%  Recent Installation, Extent: N/A, And Location: Roof	2040 rea Affected : 100%	* *	10	\$10,500				

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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13366

Architecture	Curre	Current Repair		<b>Future Replacement</b>		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior									
Floors	10%		LIFE	* *	5	¢5 400			
Cast in Place Concrete Ceramic Tile	3%		2035		5	\$5,400			
Marble Panels	5% Now	\$13,400	LIFE	\$41,300	5 5	\$700 \$900			
Maible Fallels		\$15,400 ng, Extent : Moderate			3	\$900			
	Location : At En		с, лгеи лу	Jecieu . 2570					
Terrazzo	5% 4+	\$2,300	LIFE	* *	5	\$1,000			
	Cracking/Crumbli Location : Entra	ng, Extent : Moderate nce Lobby	e, Area Af	fected : 5%					
Vinyl Tile	25%		2037	* *	3	\$2,300			
Wood	47% Now	\$68,500	2047	* *	5	\$10,900			
		ch, Extent : Moderate, ghout 1st, 2nd And 3		ected : 25%					
Wood	5% Now	\$43,700	2072	* *	5	\$1,200			
		ements, Extent : Seve		Affected : 25%		, , , , ,			
	Dry Rot/Decay, Ex Location : Old A	ctent : Severe, Area Aj partment	ffected : 2	5%					
Interior Walls									
Ceramic Tile	5%		2035	\$41,200	5	\$800			
Glass: Single Pane	2%		LIFE	* *	5	\$200			
Gypsum Board	15%		LIFE	* *	5	\$1,400			
Marble Panels	3%		LIFE	* *					
Plaster	65%		LIFE	* *	5	\$2,900			
Plaster	5% Now	\$7,300	LIFE	* *	5	\$200			
	Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Old Apartment								
	Location : Ota Apartment Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
	Location : Old A		33						
Wood	5%	<u> </u>	LIFE	* *	5	\$3,000			
Ceilings						42,000			
Plaster	95% Now	\$35,300	LIFE	* *	5	\$14,600			
	Water Penetration	, Extent : Severe, Area		! : 15%					
	Location: 3rd F	loor Computer Room	And 2nd	Floor Reading Are	ea				
Plaster	5% Now	\$18,600	LIFE	* *	5	\$800			
		lements, Extent : Seve		Affected : 25%					
	Location: Old Apartment								
	Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
	Location: Old Apartment								
	Water Penetration, Extent: Moderate, Area Affected: 20%								
	Location : Old A								
Site Enclosure									
Fence/Gates									
Chain Link	50%		2032	\$7,100					
Iron Picket	50%		2052	* *					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13366

Architecture		Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Enclosure									
Retaining Walls									
Masonry: Brick		Now	\$14,300	2052	* *				
	_		Extent : Severe, Are	ea Affect	ed : 25%				
	Location	n : Rear Yai	rd						
Masonry: Fieldstone	50%	Now	\$2,400	2042	* *				
	Joint Mor	tar Miss/Ei	rod, Extent : Severe	, Area A <u>j</u>	fected : 20%				
	Location	n : At Front	Areaway						
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	n : Main En	ntrance And Areawa	ıy					
	Explana	tion : Com	ponent Actually Gr	anite					
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	)		2045	* *				
On-Site Walkways									
Cast in Place Concrete	40%	)		2045	* *				
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	n : Street Fo	acade						
	Explana	tion : Ram	p To Main Entrance	?					
Masonry: Granite	60%	Now	\$1,500	LIFE	* *				
·	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location	n : Main En	ntry Landing, Ramp	And Sta	irs				
Activity Yard									
Cast in Place Concrete	100%	2-4	\$3,300	2037	* *				
	Cracking/	Crumbling.	, Extent : Moderate	, Area Aj	fected : 25%				
	Location	n : Rear Yai	rd						

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ra	ted At 80	0 Amperes			
Switchgear / Switchboard	*		*			
Fused Disc Sw	100%	2042	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation: 1 Vertical Section					
Raceway	-					
Conduit	50%	2032	\$18,200	1		
Conduit	50%	2042	* *	1		
Panelboards						
Fused Disc Sw	2%	2040	* *	5		
Molded Case Bkrs	98%	2040	* *	5	\$400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13366

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Wiring							
Thermoplastic	70%		2042	* *	1		
Thermoplastic	30%		2032	\$9,900	1		
Motor Controllers							
Locally Mounted	80%		2037	* *	5	\$100	
Locally Mounted	20%		2030	\$9,500	5		
round							
Grounding Devices	1000/ 4+	¢10.200	LIEE	* *	5	¢200	
Generic	100% 4+ Other Observation, I Location : Basemen Explanation : Corn	nt	LIFE Area Affe		5	\$200	
ighting	•						
Interior Lighting							
Fluorescent	7%		2032	\$12,800	10	\$1,100	
	Other Observation, I Location : Through Explanation : Com	out The Building					
Fluorescent	12%	paci I iuoresceni Li	$\frac{gm Tixtt}{2037}$	**	10	\$1,800	
Fuorescent	T-5 Lamps And Fixtu Location : Staircas	-		ected : 100%	10	\$1,000	
Fluorescent	4%		2032	\$7,300	10	\$600	
	T-8 Lamps And Fixtu Location : Offices	res, Extent : Light,	Area Aff	ected : 100%			
Fluorescent	2%		2027	\$3,600	10	\$300	
	T-12 Lamps And Fixt Location : Basemen		erate, Arc	ea Affected : 100%			
LED	75%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2032	\$13,700	10	\$2,000	
Exit, LED	50%		2047	* *	1		
Exterior Lighting	100/		2027	¢7.600	10		
HID HID	10% 10%		2027 2040	\$7,600 * *	10 10		
No Component	80%		2040		10		
larm	00/0						
Security System							
No Component	80%						
Generic	10%		2032	\$3,100	1	\$600	
	Other Observation, I Location : Through	nout The Building	Affected	· ·		****	
G	Explanation: CCT	v surveillance Can		do 100	1	0.00	
Generic	10% Other Observation, 1 Location : Through		2027 Area Affe	\$3,100 ected : 100%	1	\$600	
	Explanation : Intru	-					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13366

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2037	* *	1-3	\$2,000	
	Other Observation, Extent : Light, Are	a Affected : .	100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Manual	Pull Stations	s, Alarm Bells, Si	noke De	tectors And	
	Horns					

Mechanical		Current l	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	70%	Now	\$700	2027	\$35,600	1	\$5,100	
			: Severe, Area Affe					
	Location	: Connect	ion Between The G	as Pipe A	Ind The Unit On Ro	oof		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 70%			
	Location	: Roof						
	Explanat	ion : 4 Roc	oftop Package Unit	S				
Hot Water Boiler	30%			2030	\$52,100	1	\$2,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 30%			
	Location	: Basemer	ıt Boiler Room					
	Explanat	ion : 1 Un	it					
Distribution								
Hot Wtr Piping/Pump	30%	Now	\$500	2031	\$10,700	4	\$200	
	Corroded,	Extent : Se	evere, Area Affectea	l : 5%				
	Location	: 1 Circul	ating Pump, Boiler	Room				
	Insul. Dete	eriorating,	Extent : Moderate,	Area Aff	fected : 5%			
	Location	: Corrode	d Supply, Return Pi	ping				
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2030	\$40,100	1	\$1,600	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13366

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Ext Pkg Unit - Heating/Cooling	70%			2040	* *	2	\$700	
	Location : 4 Other Observ Location : R	Newly I ation, Ex oof	xtent: N/A, Area A nstalled Package xtent: N/A, Area A ective And Abadon	Units At Iffected :	The Roof 100%			
Split Unit	Location: 2	e, Extent Units, R ant, Exte	\$11,600 : Moderate, Area oof ent : Light, Area A					
No Component	20%							
Terminal Devices Fan Coil - 2 Pipe No Component	10% 90%			2027	\$39,900	1	\$500	
Heat Rejection Evaporative Condenser	10%			2027	\$6,900	2	\$1,200	
No Component	90%			2021	\$0,700	2	\$1,200	
Ventilation Distribution Ductwork/Diffusers		_	\$14,300 Extent : Moderate, ocations	LIFE Area Afj	* * fected : 10%	2-5	\$9,200	
Exhaust Fans Roof	100%			2027	\$31,700	2	\$500	
Plumbing H/C Water Piping	1000/			20.42	* *	1		
Brass/Copper Water Heater With Tanks Gas Fired	100%			2042	\$16,900	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100% N Blockage /Clo Location : B	gged, E	\$1,200 xtent : Severe, Are	LIFE a Affecte	* * d : 5%	1		
Sump Pump(s) Non-Submersible	100%			2032	\$3,300	4	\$300	
Fixtures Generic	100%							

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## **NEW YORK PUBLIC LIBRARY - 035 67TH STREET BRANCH LIBRARY**

Asset #: 13366

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Vertical Transport Elevators

\* \* 100% Hydraulic LIFE

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

Location: Basement Through 3rd Floor

Explanation: 1 Unit.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : 96TH STREET BRANCH LIBRARY
Address : 112 EAST 96TH ST. NEAR PARK AVE.

Borough : MANHATTAN Agency's Number : N02

Area Sq Ft : 13,615 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 14-Feb-2024 Landmark Status : NONE

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

Block : 1524 Lot : 64 BIN : 1048501

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$144,900	
Interior Architecture		\$169,600
Total	\$144,900	\$169,600
Importance Code A	\$144,900	
Importance Code B		\$169,600
Total	\$144,900	\$169,600

Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$123,600	\$10,800	\$12,400	\$17,900
Importance Code A	\$52,500	\$700	\$1,400	\$700
Importance Code B	\$52,600	\$10,200	\$11,000	\$17,200
Importance Code C	\$18,400	. ,	. ,	, ,



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13352

Architecture	Current Repair	Future Replaceme	nt M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls						
Masonry: Brick	65% 0-2 \$87,200  Vegetation Growth, Extent: Moderate, 2  Location: Rear Facade  Worn/Eroded, Extent: Moderate, Area 2  Location: Various Locations, Rear Facade	Affected : 20%	** 5	\$21,400		
Masonry: Limestone	30% 0-2 \$57,700 Staining/Discoloring, Extent : Moderate Location : Front Facade	LIFE	** 5	\$7,400		
Metal Panel	5% Other Observation, Extent: N/A, Area A Location: Roof Bulkhead Explanation: Good Condition, Cladd	2033 Affected : 100%	** 5-10	\$11,300		
Windows						
Aluminum	30% Other Observation, Extent: Light, Area Location: Rear Windows Explanation: Protective Metal Grilles		** 5	\$1,500		
Steel	70% 0-2 \$26,000	2043	** 5	\$21,900		
Steel	Corrosion/Rusting, Extent: Moderate, A Location: Front Facade		3	\$21,900		
Parapets Masonry: Brick	35% Now \$9,500 Diagonal Cracks, Extent: Moderate, An Location: At Corners Joint Mortar Miss/Erod, Extent: Light, Location: Various Locations Misaligned/Bulging, Extent: Moderate, Location: Various Locations Worn/Eroded, Extent: Moderate, Area Location: Throughout Rear Parapets	Area Affected : 50%  Area Affected : 25%	** 5	\$400		
Masonry: Limestone	35% Other Observation, Extent: N/A, Area A Location: Front Parapet Explanation: Classical Architectural		** 5-10	\$4,600		
Metal: Cage/Fence	20% Now \$1,500 Corrosion/Rusting, Extent : Moderate, A Location : Roof Parapet	2040 Area Affected : 20%	** 5	\$700		
	Other Observation, Extent: N/A, Area A	Affected : 80%				
	Location : Left Side Roof Parapet Explanation : High Fence	30				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13352

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Modified Bitumen	90%			2040	* *	10	\$8,800	
			Extent : N/A, Area A	ffected :	100%			
		ı : All Roof						
			Covered Surfaces					
Skylight, Metal/Glass	2%			2045	* *	10	\$700	
Sloped Glazing	8%			LIFE	* *	5	\$20,900	
nterior								
Floors						_	***	
Carpet	60%			2031	\$217,200	3	\$24,800	
Marble Panels	8%			LIFE	* *	5	\$2,500	
Terrazzo	2%			LIFE	**	5	\$600	
Vinyl Tile	30%		\$3,400	2035	\$169,600	3	\$2,300	
			: Light, Area Affec	ted : 5%				
	Location	ı : Various	Locations					
Interior Walls							** **	
Gypsum Board	20%			LIFE	**	5-10	\$9,800	
Metal: Cage/Fence	5%		3.7/4.4	LIFE		10	\$300	
			Extent : N/A, Area A	ffected :	100%			
		ı : Stair Gu		C :11				
			rical Wrought Iron					
Plaster	75%			LIFE	* *	5-10	\$18,300	
Ceilings	• • • •				di di	- 40	<b>0.1.0</b> 00	
Gypsum Board	20%			LIFE	* *	5-10	\$14,200	
Plaster	80%			LIFE	* *	5-10	\$28,400	
Site Enclosure								
Fence/Gates	200/			20.45	* *			
Chain Link	20% 80%			2045	* *			
Masonry: Brick	80%			2045	7- 7-			
Retaining Walls	100%			2055	* *			
Cast in Place Concrete	100%			2055	-1- W			
Site Pavements								
Public Sidewalk Cast in Place Concrete	1000/			2049	* *			
	100%			2048				
On-Site Walkways  Cast in Place Concrete	90%			2040	* *			
	90% 10%			LIFE	* *			
Masonry: Granite	10%			LIFE	7. 7.			

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

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13352

Electrical	Current Repair Future Repla			M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: N/A, Area A	2035	\$3,700	5	\$100	
	Location: Electrical Room	ijjecieu .	10070			
	Explanation: Main Service Disconne	ct Switch	Rated At 800 Amn	eres		
Switchgear / Switchboard	Zipianamon i nami service z iscome					
Fused Disc Sw	100%	2035	\$43,000	5	\$100	
Raceway			•			
Conduit	95%	2035	\$34,700	1		
Conduit	5%	2055	* *	1		
Panelboards						
Fused Disc Sw	3%	2034	\$600	5		
Fused Disc Sw	2%	2051	* *	5		
Molded Case Bkrs	95%	2034	\$18,800	5	\$300	
Wiring						
Braided Cloth	30%	2034	\$9,900	1		
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout The Building					
	Explanation : Insulation Aged					
Thermoplastic	65%	2035	\$21,400	1		
Thermoplastic	5%	2055	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	\$47,300	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting						
LED	100%	2043	* *			
Egress Lighting	500/	2025	ф11 <b>2</b> 00	1.0	<b>#1</b> (00	
Emergency, Battery	50%	2035	\$11,300	10	\$1,600	
Exit, Service	50%	2035	\$2,300	1		
Exterior Lighting	100/	2020	ф <b>д 2</b> 00			
LED	10%	2030	\$7,200			
No Component	90%					
Alarm						
Security System	100%	2040	* *	1	\$5,100	
Generic	Other Observation, Extent: N/A, Area A			1	\$3,100	
	Location: Reading Areas, Hallways	престеи.	10070			
	Explanation: CCTV Surveillance Car	neras				
Fire/Smoke Detection	Explanation. CC1v Surveillance Car	nerus				
Generic, Digital	100%	2040	* *	1-3	\$8,400	
Generic, Digital	Other Observation, Extent: N/A, Area A		100%	1-3	φο, <del>τ</del> ου	
	Location: Throughout The Building	-,,,,,,				
	Explanation: Strobe Lights, Manual I	D 11 C	11 D.II. C		4 4 II	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13352

Mechanical	Current Repai	r Future R	eplacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost   Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment	1000/	20.52	* *		<b></b>	
Hot Water Boiler	100%	2052		1	\$6,700	
	Recent Replace Evident, E. Location: Basement	xtent : N/A, Area Affectea	: 100%			
Distribution	Location . Dusement					
Hot Wtr Piping/Pump	100%	2051	* *	4	\$1,000	
Terminal Devices	10070				<b>\$1,000</b>	
Convector/Radiator	100%	2048	* *	1	\$4,400	
Air Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2045	* *	2	\$800	
Heating/Cooling		1:1,4,400,110	2007			
	Other Observation, Extent Location: Roof	: Ligni, Area Affectea : 10	10%			
	Explanation: 4 Rooftop	Units Pofrigorant 110a				
Ventilation	Explanation . 4 Koojiop	Onlis. Kejrigerani 410a				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,000	
Exhaust Fans					¥,***	
Roof	100%	2040	* *	2	\$400	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2048	* *	1		
Water Heater With Tanks						
Electric	100%	2033	\$23,400	4		
	Other Observation, Extent	: Light, Area Affected : 10	10%			
	Location: Basement	~ 11				
Canida na Dinina	Explanation: 1 Unit 50	salions				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE	•	1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	100/0	LII L		1		
Non-Submersible	100%	2040	* *	4	\$300	
Fixtures					****	
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent		00%			
	Location: Basement To T	Third Floor				
	Explanation: 1 Unit					

#### Fire Suppression

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 96TH STREET BRANCH LIBRARY

Asset #: 13352

Mechanical	Current Repair	Future Repl	lacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Standpipe						
Generic	100%	2065	* *	1-5	\$7,100	
Sprinkler						
Generic	100%	2065	* *	1-2	\$3,800	
	Other Observation, Extent : Light, Are	ea Affected : 100%	6			
	Location : Throughout					
	Explanation : Sprinkler In All Floor,	s And Basement				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : AGUILAR BRANCH LIBRARY

Address : 174 EAST 110TH ST. NEAR THIRD AVE.

Borough : MANHATTAN Agency's Number : A01

Area Sq Ft : 14,038 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 30-Apr-2021 Landmark Status : NONE

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

Block : 1637 Lot : 141 BIN : 1052167

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$57,000	
Interior Architecture	\$64,600	
Electrical	\$15,500	
Mechanical		\$56,900
Site Enclosure		\$255,000
Total	\$137,100	\$311,900
Importance Code A	\$57,000	
Importance Code B	\$80,100	\$311,900
Total	\$137,100	\$311,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$112,000	\$400	_	_
Interior Architecture	\$99,700		\$189,400	\$2,000
Electrical	\$7,000	\$44,600	\$400	\$300
Mechanical	\$2,600	\$23,400	\$3,400	\$3,800
Site Enclosure	\$5,400			
Site Pavements	\$4,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$238,600	\$75,600	\$200,400	\$13,300
Importance Code A	\$112,700	\$1,100	\$700	\$700
Importance Code B	\$103,800	\$74,500	\$199,700	\$12,600
Importance Code C	\$22,100			
Total	\$238,600	\$75,600	\$200,400	\$13,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Architecture	Current Repair	Future Replacement	Maintenan	се				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estima (Yrs)	ted Cost   Priority				
Exterior								
Exterior Walls								
Cast Iron	12% 0-2 \$16,400	LIFE **						
	Corrosion/Rusting, Extent : Light, Area Location : Street Facade At Main Entr							
Magangu Briak	68% Now \$57.000	LIFE **	5	\$7,000				
Masonry: Brick	Broken/Missing Elements, Extent : Mod Location : Rear Facade	LIIL	3	\$7,000				
	Diagonal Cracks, Extent : Moderate, An Location : Rear Facade	rea Affected : 20%						
	Loose Units, Extent : Severe, Area Affected : 10%  Location : At Wall Penetrations Of Fan Room On 3rd Floor Deck, Rear Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Rear Facade							
	Spalling, Extent : Severe, Area Affected : 10% Location : Rear Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 10% Location : Rear Facade							
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Rear Facade Explanation : Stucco Spalling							
Magangu Limagtana		LIFE **	5	\$1,200				
Masonry: Limestone	15% Now \$18,000 Worn/Eroded, Extent : Severe, Area Affe	LIFE	3	\$1,200				
	Location: Front Entrance							
Granite Panels	3% Now \$22,600	LIFE **	5	\$200 1				
	Cracking/Crumbling, Extent : Severe, A Location : Front Entrance Ramp Face							
	Joint Mortar Miss/Erod, Extent : Severe							
	Location: Front Entrance Ramp Face	**						
Stucco Cement	2% Now \$600	2037 **	5	\$300				
	Diagonal Cracks, Extent: Moderate, Area Affected: 5%  Location: Penthouse Apartment							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Chimney Other Observation, Extent : Moderate, 2	Area Affacted · 1000/						
	Location : Chimney	пен Ајјески. 100/0						
	Explanation : Stucco Over Brick							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Architecture	Cu	Current Repair Future Replacement			M			
System Component Type		Date Esti ears)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Windows	<b>-</b> 40/		010100	• • • • •	di di	_	<b></b>	
Aluminum	74% 2 Ctrwt/Balnc No Location : Se		\$13,100 etent : Modera	2048 ate, Area	* * Affected : 15%	5	\$1,400	
Metal Clad	Deteriorated F Location: Re Thermally Inef Location: Re Unit Inoperabl	ar Facade . ficient, Exte ar Facade . e, Extent : 1	At Third Floo ent : Moderate At Third Floo Moderate, Are	r Apartm e, Area Aj r Apartm a Affecte	ent And Stairwell ffected : 100% ent And Stairwell	5	\$900	
Metal Louvers	8% 2 Broken/Missing Location: Th		_	-	** ffected : 10%			
Wood	10% N	ow g Elements, ndows At 2 inish, Exten indows At 2 ficient, Exte indows At 2 Extent: Sev	\$8,900 Extent: Mod nd Floor Stor nt: Severe, Ar nd Floor Stor ent: Moderate nd Floor Stor vere, Area Affe	2057 erate, Arc y Hour R ea Affecto y Hour R o, Area A y Hour R ected: 50	ed : 50% Coom ffected : 100% Coom 0%	5	\$1,900	1
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$700	
Masonry: Brick	45%			LIFE	* *	5	\$900	
Masonry: Brick	30% N Joint Mortar M Location : Re Spalling, Exten Location : Re	ar Facade. t : Severe, A	Upper And L Area Affected	ower Roo : 10%	ofs	5	\$600	
Metal Panel	10%			2042	* *	5	\$700	
Metal: Cage/Fence	Other Observa Location : Al	ong Side W	alls		* * cted : 100% revent Access Fro	5 m Adjoin	\$600 ing Buildings	
Roof Single Ply Membrane	100% Recent Installa Location : Mo	tion, Extent	-	2040	* *	10	\$14,600	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Architecture		Current Repair Future Replac		e Replacement	cement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior Floors	•							
Carpet	50%			2028	\$184,100	3	\$15,800	
Carpet	15% Staining/L	Discoloring	\$55,200 Extent : Moderate r Library Area	2034	\$55,200	3	\$4,700	
	Worn/Eroc	ded, Extent	: Moderate, Area A pose Room	lffected :	25%			
Ceramic Tile	5%			2041	* *	5	\$1,100	
Glass Block	2%	Now	\$2,100	2047	* *	1	Ψ1,100	
	Broken/M	issing Elem	ents, Extent : Mode At Main Reading F	erate, Ar	ea Affected : 5%			
Vinyl Tile	Cracking/	_	\$4,300 Extent: Light, Are		* * ed : 10%	3	\$1,200	
			nt Corridor, 2nd Flo					
Wood	Broken/Ma Location Loose/Mis	a : Old Cus ss Fastener	\$64,600 eents, Extent : Seven todial Apartment s, Extent : Moderat	e, Area A	Affected : 10%	5	\$2,600	
	Split/Crac Location Worn/Erod	ked, Exteni 1 : Old Cusi led, Extent	air At Back Of Buil : Moderate, Area A todial Apartment : Severe, Area Affe todial Apartment	Affected	: 30%	ment		
Interior Walls	/					_		
Ceramic Tile			\$5,300 Extent : Moderate hrooms	2041 , <i>Area Aj</i>	* * ffected : 20%	5	\$500	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Gypsum Board	60%			LIFE	* *	5	\$7,000	
Masonry: Brick		tar Miss/Er	\$3,700 rod, Extent : Severe oom In Basement	LIFE , Area A <u>j</u>	* * fected : 40%			
Plaster	10%			LIFE	* *	5	\$600	
Plaster	5%	Now	\$9,400	LIFE	* *	5	\$300	
	Location	: Old Cus	Extent : Severe, An todial Apartment : Severe, Area Affe	rea Affec				
	Location Water Pen	n : Old Cus etration, E	todial Apartment xtent : Severe, Area					
			todial Apartment					
Wood	10%	4+	\$3,400	LIFE	* *	5	\$7,800	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	5%		2045	* *	5	\$1,100	
Ceramic Tile	2%		LIFE	* *	5	\$300	
Gypsum Board	78%		LIFE	* *	5	\$20,500	
Masonry: Infill Arch	10%	<b>#15</b> 000	LIFE	* *	_	<b>\$7</b> 00	
Plaster	5% Now	\$15,800	LIFE		5	\$700	
	Cracking/Crumbling Location : Old Cu	-	rea Affeci	ted : 20%			
	Paint Peeling, Exter	ıt : Severe, Area Affe	ected : 10	0%			
	Location : Old Cu	stodial Apartment					
	Water Penetration,	Extent : Moderate, A	rea Affec	eted : 30%			
	Location : Old Cu	stodial Apartment					
Site Enclosure							
Fence/Gates							
Chain Link	60%		2042	* *			
Iron Picket	40% 2-4	\$300	2052	* *			
	Other Observation,						
		Paneled Curb At E	ntrance F	Катр			
	Explanation : Join	t Erosion					
Retaining Walls	1000/ 41	Φ7.100	2022	#255 000			
Masonry: Brick	100% 4+	\$5,100	2032	\$255,000			
	Location : Rear Yo	g, Extent : Moderate	, Area AJ	fectea : 25%			
	Joint Mortar Miss/E		ata Amaa	Affacted : 500/			
	Location : Rear Yo		иге, Агеи	Affected . 30%			
ite Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2037	* *			
On-Site Walkways							
Cast in Place Concrete	100% 4+	\$100	2037	* *			
	Cracking/Crumbling	g, Extent : Moderate	, Area Af	fected : 10%			
	Location: Entran	ce Ramp And Steps					
Activity Yard							
Cast in Place Concrete	100% Now	\$4,700	2037	* *			
	Cracking/Crumbling Location: Rear Yo	7	, Area Af	fected : 25%			
		ctent : Moderate, Arc	ea Affecte	pd · 15%			
	Location : Rear Yo		a rijjecit	. 15/0			
-							

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

Under 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Electrical	Current	nt Repair Future Repla		e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$3,700	5	\$100	
	Other Observation, I	-	Affected	: 100%			
	Location : Baseme			. 6 1			
0 1 1 /0 1 11 1	Explanation: One	600 Ampere Main I	Isconne	ct Switch			
Switchgear / Switchboard Fused Disc Sw	100%		2032	\$42,000	5	\$100	
	100%		2032	\$43,000	5	\$100	
Raceway Conduit	20%		2042	* *	1		
Conduit	80%		2042	\$29,200	1		
Panelboards	0070		2032	\$29,200	1		
Fused Disc Sw	5%		2031	\$1,000	5		
Molded Case Bkrs	30%		2031	\$5,900	5	\$100	
Molded Case Bkrs	65%		2040	**	5	\$200	
Wiring			_5.0			4200	
Braided Cloth	20% 2-4	\$6,600	2057	* *	1		
	Insulation Aged, Ext			ed : 100%			
	Location : Baseme						
Thermoplastic	60%		2042	* *	1		
Thermoplastic	20%		2032	\$6,600	1		
Motor Controllers				40,000			
Locally Mounted	20%		2030	\$9,500	5		
Variable Frequency	80%		2045	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	40%		2037	**	10	\$5,200	
	T-8 Lamps And Fixti	_		ected : 100%			
		Areas And Baseme					
Fluorescent	10%		2027	\$15,500	10	\$1,300	
	T-12 Lamps And Fix Location: Baseme		erate, Are	ea Affected : 100%			
Fluorescent	40%		2037	* *	10	\$5,200	
i idolescent	T-5 Lamps And Fixti	res Extent · Lioht			10	\$5,200	
	Location: 2nd Flo	_	21))(	. 100/0			
Fluorescent	10%		2037	* *	10	\$1,300	
	Compact Fluorescen	t Light, Extent : Lig		Affected : 100%			
	Location : 2nd Flo	or Reading Areas					
Egress Lighting							
Emergency, Battery	50%		2027	\$11,700	10	\$1,700	
Exit, Service	50%		2027	\$2,400	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Electrical	Current Rep	air Future I	Replacement	М	aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Exterior Lighting							
HID	20%	2027	\$13,000	10			
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	10%	2037	* *	1	\$500		
	Other Observation, Exter	nt : Light, Area Affected : I	100%				
	Location : Reading Are	as, Hallways And Outside					
	Explanation : CCTV Su	rveillance Cameras					
Generic	10%	2027	\$2,600	1	\$500		
	Other Observation, Exter	nt : Light, Area Affected : I	100%				
	Location: Hallways, R	eading Area And Exit Doo	ors				
	Explanation: Intrusion	Alarm And Motion Sensor	r				
Fire/Smoke Detection	-						
No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$2,600		
	Other Observation, Exter	ıt : Light, Area Affected : I	100%		•		
	Location : Throughout The Building						
	Explanation : Strobe Li And Fire Alarm Panel	ghts, Manual Pull Stations	s, Alarm Bells, Si	moke De	tectors, Horns		

Mechanical	Current Repair	Future R	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2042	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2045	* *	1	\$6,900		
	Other Observation, Extent : Light	t, Area Affected : 1	00%				
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%	2040	* *	4	\$700		
Terminal Devices							
Air Handler	50%	2037	* *	1	\$4,300		
Convector/Radiator	50%	2030	\$56,900	1	\$2,300		
Air Conditioning							
Energy Source							
Electricity	100%	2040	* *	1			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13323

Current Repair		Future Replacement		Maintenance		
		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
000/		2027		1	Φ7.000	
90%		2037	* *	1	\$5,900	
Other Observation	Frient · Light Area	Affected	. 90%			
	-					
10%						
90%		2037	* *	1		
10%						
0.007		• • • •		_	40.000	
90%		2037	* *	2	\$8,800	
100/						
10%						
100%		LIFE	* *	2-5	\$7,800	
10070					Ψ7,000	
90%		2037	* *	2	\$400	
10%		2027	\$2,700	2		
100%		2042	* *	1		
1000/		2027	Ø1 C 000	2		
100%		2027	\$16,900	- 2		
1000/		LIEE	* *	1		
10076		LIFE		1		
100%		LIFE	* *	1		
10070		LIIL		1		
100%		2026	\$400	4	\$400	
			*		*	
100%						
Obsolete Fixtures, Extent : Severe, Area Affected : 10%						
Location: Vacant	Apartment Space Or	n 3rd Flo	or			
	F 1 . 1					
		Affected	: 100%			
Explanation : One	z ∪nu					
92%						
	90%  Other Observation, Location : I Unit Explanation : R-4 10%  90%  10%  100	% of Fail Date Estimated Cost Total (Years)  90%  Other Observation, Extent: Light, Area Location: 1 Unit In Basement, 3 Units Explanation: R-410a, 4 Units  10%  90%  10%  100%  100%  100%  100%  100%  100%  Obsolete Fixtures, Extent: Severe, Area Location: Vacant Apartment Space On 10%	Year   Fail Date   Estimated Cost   Year   FY     90%   2037     Other Observation, Extent : Light, Area Affected   Location : 1 Unit In Basement, 3 Units In 3rd F   Explanation : R-410a, 4 Units     10%   2037     10%   2037     10%   2037     10%   2037     10%   2037     100%   LIFE     90%   2037     100%   2042     100%   2042     100%   LIFE     100%   LIF	Year   Estimated Cost   Year   Estimated Cost   Year   FY	Soft   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)	Note   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : ALLERTON BRANCH LIBRARY

Address : 2740 BARNES AVE. NEAR ALLERTON AVE.

Borough : BRONX Agency's Number : A02

Area Sq Ft : 12,410 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Mar-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4513 Lot : 16 BIN : 2053752

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$952,400	\$50,200
Mechanical		\$221,100
Total	\$952,400	\$271,300
Importance Code A	\$952,400	\$50,200
Importance Code B		\$221,100
Total	\$952,400	\$271,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$63,500		\$400	
Interior Architecture	\$51,300	\$7,400	\$7,000	
Electrical	\$2,500	\$2,000	\$2,300	\$4,500
Mechanical	\$17,400	\$2,000	\$2,100	\$1,700
Site Enclosure	\$1,700			
Site Pavements	\$3,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$146,600	\$18,600	\$19,000	\$13,400
Importance Code A	\$64,100	\$600	\$1,000	\$600
Importance Code B	\$66,100	\$18,000	\$18,000	\$12,800
Importance Code C	\$16,400			
Total	\$146,600	\$18,600	\$19,000	\$13,400



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13324

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls					
Cast in Place Concrete	3% 4+ \$4,700	LIFE **	5	\$7,900	
	Water Penetration, Extent : Moderate, A	rea Affected : 2%			
	Location: Basement At Rear Yard				
	Other Observation, Extent: Severe, Area	a Affected: 2%			
	Location : Foundation Wall				
N D'1	Explanation: Crack	TIDD ##		Φ50.200	
Masonry: Brick	95% Now \$409,500	LIFE **	5	\$50,200	
	Efflorescence, Extent : Moderate, Area A Location : North Facade	Iffeciea : 15%			
	Joint Mortar Miss/Erod, Extent : Moder	ata Araa Affactad : 15%			
	Location: North Facade	aie, mea myeetea . 1570			
	Misaligned/Bulging, Extent: Moderate,	Area Affected : 15%			
	Location: Above 2nd Floor Window L	**			
	Rusting Masonry Supt, Extent : Moderat	e, Area Affected : 10%			
	Location: Along 2nd Floor Windows				
Masonry: Limestone	2% Now \$16,500	LIFE **	5	\$800	
•	Water Penetration, Extent : Severe, Area	Affected: 10%			
	Location: Basement Boiler Room And	Computer Room			
Windows					
Aluminum	90% Now \$390,900	2060 **	5	\$4,100	
	Bent/Warped Elements, Extent: Modera	te, Area Affected : 20%			
	Location: Throughout	on Affactad , 650/			
	Deteriorated Finish, Extent: Severe, Are Location: Throughout	ea Affectea : 05%			
	Glazing Clouded, Extent: Severe, Area	Affected : 50%			
	Location: Throughout	ijjecica . 5070			
	Caulking Deteriorated, Extent: Severe,	Area Affected : 80%			
	Location: Throughout	3,0			
	Water Penetration, Extent : Severe, Area				
	Location: Basement Windows				
	Worn/Eroded, Extent : Severe, Area Affe	cted : 50%			
	Location: Throughout				
Steel	10% Now \$41,100	2060 **	5	\$5,700	
	Broken/Missing Elements, Extent: Mode	erate, Area Affected : 20%			
	Location : Bulkhead And Stairs				
	Corrosion/Rusting, Extent: Moderate, A	rea Affected : 25%			
	Location: Bulkhead Stairs	4.00 . 1. 100/			
	Deteriorated Finish, Extent: Moderate,	Area Affected : 10%			
	Location : Exterior Side				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13324

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	Location Vegetation	Deteriorate 1 : Coping S	xtent : Light, Area			5	\$2,600	
Masonry: Brick Cavity	Effloresce Location Misaligne Location Spalling, I Location Weepholes	a: Through d/Bulging, a: Street Fo Extent: Sev a: Through s: Not Funct	Extent : Severe, Ard acade ere, Area Affected	ea Affect : 25% rea Affec	ed : 5%	5	\$3,100	
Roof Single Ply Membrane			Extent : N/A, Area A	2043 Iffected :	**	10	\$13,200	
Soffits								
Stucco Cement	100%			2048	* *	5	\$800	
nterior Floors Carpet Cast in Place Concrete Terrazzo	60% 5% 10%			2034 LIFE LIFE	\$222,900 ** **	3 5 5	\$19,100 \$4,600 \$3,300	
Vinyl Tile	25%			2040	* *	3	\$2,000	
Interior Walls Glass: Single Pane Glazed Ceramic Panel Gypsum Board Plaster	2% 5% 3% 90%			LIFE LIFE LIFE LIFE	** **	5 10 5-10 5-10	\$700 \$1,000 \$1,200 \$17,400	
Ceilings AcousTileConcealSpLn	Broken/M Location Misaligne	: Auditorii	\$30,400 ents, Extent : Seven am In Basement Extent : Severe, Ard am			5	\$2,000	
AcousTileSusp.Lay-In Plaster	70% 15%			2052 LIFE	* *	5 5-10	\$14,800 \$5,500	
Enclosure Fence/Gates								
Chain Link Iron Picket	90% 10%			2055 2070	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13324

Architecture	Current Re	pair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100% 4+	\$1,700	2055	**			
	Cracking/Crumbling, E.		, Area A	ffected : 2%			
	Location : Stair Wall I	n Rear Yard					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
	Ponding, Extent: Light,	$Area\ Affected:$	2%				
	Location : In Front Of	<sup>c</sup> Library					
On-Site Walkways							
Cast in Place Concrete	100% Now	\$3,000	2048	* *			
	Cracking/Crumbling, E.	xtent : Severe, A	rea Affec	eted : 10%			
	Location : Side Yards						
	Misaligned/Bulging, Ex	tent : Moderate,	Area Afj	fected : 5%			
	Location : Ramp						

lectrical	Curre	Current Repair		Future Replacement		Maintenance	
vstem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2035	\$43,000	5	\$300	
	Other Observation	n, Extent : N/A, Area A	Iffected :	100%			
	Location : Elect	rical Room					
	Explanation : M	ain Service Disconnec	t Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2035	\$43,000	5	\$300	
Raceway							
Conduit	90%		2035	\$32,800	1		
Conduit	10%		2055	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	\$1,000	5		
Molded Case Bkrs	25%		2034	\$4,900	5	\$100	
Molded Case Bkrs	70%		2051	* *	5	\$200	
Wiring							
Braided Cloth	20%		2034	\$6,600	1		
	Other Observation	n, Extent : N/A, Area A	Iffected :	100%			
	Location : Elect	rical Room					
	Explanation : In	sulation Aged					
Thermoplastic	60%		2035	\$19,800	1		
Thermoplastic	20%		2055	* *	1		
Motor Controllers							
Locally Mounted	50%		2033	\$23,700	5		
Locally Mounted	50%		2048	* *	5		

Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13324

Electrical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
		, Extent : N/A, Area A	Iffected :	100%			
	Location: Water						
-	Explanation : Co	nnected To Metal Wa	ter Pipe				
Stand-by Power							
Transfer Switches	1000/		2040	* *	1	<b>#2</b> 000	
Automatic	100%		2048	* *	1	\$3,800	
Generators	100%		2044	* *	1	\$4.900	
Natural Gas		, Extent : N/A, Area A	2044		1	\$4,800	
	Location: Roof	, Extent . IV/A, Area A	ујестеи .	100/0			
		nergency Generator F	Pated At 2	RO Kilowatts			
Batteries	Explanation . En	tergency Generator I	uieu Ai (	oo Kiiowaiis			
Lead/Acid	100%		2029	\$2,400	5	\$500	
Lighting	10070		2027	Ψ2,100		Ψ200	
Interior Lighting							
LED	100%		2043	* *			
Egress Lighting							
Emergency, Service	50%		2040	* *	1		
Exit, LED	20%		2063	* *	1		
Exit, Service	30%		2040	* *	1		
Exterior Lighting							
HID	30%		2040	* *	10		
No Component	70%						
Alarm							
Security System	10001		• • • •				
Generic	100%		2043	* *	1	\$4,600	
		, Extent : N/A, Area A		100%			
	Location : Reading Areas, Outside Perimeter						
E' (G 1 E : :	Explanation : Co	CTV Surveillance Can	ieras				
Fire/Smoke Detection	1000/		20.42	* *	1.2	фд <i>(</i> 00	
Generic, Analog	100%	Entont N/A A	2043		1-3	\$7,600	
		, Extent : N/A, Area A	<i>ујестеа</i> :	100%			
		ghout The Building	Daull Ctate	ong Alaum Dalle C	moka D-	taatous Ard	
	*	obe Lights, Manual F	un Statio	ons, Atarm Bells, S	токе Де	iectors Ana	
	Horns						

Mechanical		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13324

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of I Total	Fail Date Estimated Co (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•		•				
Energy Source							
Electricity	5%		2045	* *	1		
Natural Gas	95%		2055	* *	1		
	Other Obse	rvation, Extent : Moderat	te, Area Affec	eted : 100%			
	Location .	: Boiler Room					
	Explanati	on : 1 Unit					
Conversion Equipment Hot Water Boiler	100%		2048	* *	1	\$6,100	
Distribution							
Hot Wtr Piping/Pump	100%		2051	* *	4	\$900	
Terminal Devices							
Convector/Radiator	100%		2048	* *	1	\$4,000	
Controls							
Electrical	100%		2033	\$68,400			
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Interior Pkg Unit -	30%		2033	\$58,300	2	\$200	
Cooling							
Exterior Pkg Unit -	70%	0-2 \$9,40	0 2035	\$94,400	2	\$400	
Cooling							
C	Not in Servi	ice, Extent : Moderate, Ar	ea Affected :	20%			
	Location .	: Unit Serving Basement I	s Not Workin	ıg			
	R-22 Refrig	erant, Extent : Moderate,	Area Affecte	ed: 70%			
	Location :	Roof					
Heat Rejection							
Dry Cooler	30%		2035	\$16,900	2	\$2,600	
No Component	70%		2000	<b>\$10,500</b>	_	<b>\$2,000</b>	
Ventilation	, , , ,						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,000	
Exhaust Fans	10070		211 12			\$11,000	
Interior	50%		2035	\$27,300	2	\$200	
Roof	50%		2035	\$11,900	2	\$200	
Plumbing	2070			ψ11,200		ψ <u>2</u> 00	
H/C Water Piping							
Galvanized Steel	100%		2048	* *	1		
Water Heater With Tanks	20070		_0.0				
Gas Fired	100%		2033	\$16,900	2		
345 1 1104		rvation, Extent : N/A, Are			_		
		: Basement	,,, - 20000 1 1	/ <del>*</del>			
		on : 1 Unit 50 Gallons					
Sanitary Piping	Dapianan	o I om so ounons					
Cast Iron	100%		LIFE	* *	1		
Cust Holl	100/0		LIIL		1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13324

Mechanical	Cui	rrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% No	ow \$2,200	LIFE	* *	1		
	Other Observat Location : Ba	tion, Extent : Moderate sement	Area Affe	ected : 25%			
	Explanation:	Flooding At Basement	During H	eavy Rain			
Sump Pump(s)		-	-				
Non-Submersible	100% 0-	-2 \$700	2040	* *	4	\$300	
	Broken, Extent	: Moderate, Area Affec	ted : 100%	ó			
	Location: Ba	sement. Unit Is Not Wo	rking				
Sewage Ejector(s)							
Compressed Air	100%		2045	* *	4	\$100	
Backflow Preventer							
No Component	90%						
Generic	10%		2040	* *	1	\$100	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observat	tion, Extent : Light, Are	a Affected	: 100%			
	Location: Ba	sement To 2nd Floor. F	roject In F	Place To Upgrade			
	Explanation:	One Unit					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY

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

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 10-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 3073 Lot : 20 BIN : 2012129

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$160,200	\$269,300
Electrical	\$71,000	
Mechanical	\$710,100	\$237,900
Total	\$941,300	\$507,300
Importance Code B	\$781,100	\$507,300
Importance Code C	\$160,200	
Total	\$941,300	\$507,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$34,800		_	
Interior Architecture	\$16,200	\$28,300	\$1,200	\$12,200
Electrical	\$54,900	\$700	\$600	\$700
Mechanical	\$5,300	\$3,000	\$7,000	\$19,400
Site Pavements	\$1,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$120,100	\$39,200	\$16,000	\$39,400
Importance Code A	\$36,100	\$1,100	\$1,100	\$1,100
Importance Code B	\$67,800	\$38,100	\$14,900	\$38,400
Importance Code C	\$16,200			
Total	\$120,100	\$39,200	\$16,000	\$39,400



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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4219

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,800	
Metal Panel	10%		\$5,800	2041	* *	5	\$8,300	
			xtent : Moderate, A	lrea Affe	cted : 15%			
		_	out Bulkhead					
	-		xtent : Moderate, A	rea Affec	:ted : 20%			
		_	out Bulkhead					
			xtent : Moderate, A	rea Affe	cted : 15%			
			ical Penthouse					
Metal Panel	5%			2051	* *	5-10	\$15,200	
Granite Panels	75%			LIFE	* *	5	\$24,800	
Windows								
Metal Louvers	10%			2040	* *	10	\$400	
No Component	90%							
Parapets								
Concrete Masonry Unit	85%			LIFE	* *	5	\$5,500	
			Extent : Light, Area	Affected	: 100%			
		ı : Parapet						
	Explana	tion : Cove	red With Roofing M	1embran	е			
Metal Panel	5%			2051	* *	5	\$1,100	
Metal: Cage/Fence	5%			2036	* *	5-10	\$2,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,800	
Roof								
Modified Bitumen	80%		\$23,000	2036	* *			
			Extent : N/A, Area A	Iffected :	100%			
		ı : Main Ro	•					
			xtent : Severe, Area					
	Location	ı : At Roof	Drain Body Down '	To Interio	or Light Fixture			
Skylight, Metal/Glass	20%			2051	* *	10	\$35,400	
Soffits							-	
Alum/Vinyl Siding	100%			2041	* *	10		
Interior								
Floors								
Carpet	75%			2030	\$862,100	3	\$73,800	
Mosaic Tile	5%			2044	* *	5	\$8,200	
Panel/Paver: Cer/Brk	5%			2047	* *	5	\$7,400	
Vinyl Tile	15%			2031	\$269,300	3	\$3,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4219

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2040	* *	5	\$2,400	
Concrete Masonry Unit	73%	0-2	\$160,200	LIFE	* *	5	\$34,400	
		etration, E. 1 : Stairwel	xtent : Moderate, A ls	lrea Affec	cted : 10%			
Folding Partition	5%	Now	\$16,200	2039	* *	5	\$7,400	
-	•		ent : Severe, Area A or, Adjacent To Elev					
Gypsum Board	15%			LIFE	* *	5	\$10,600	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2044	* *	5	\$16,200	
Exposed Struc: Concrete	80%			LIFE	* *	5	\$8,100	
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,700	2044	* *			
	_		Extent : Moderate, valk Trees On Hugh					
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2031	\$43,000	5	\$600		
	Other Observation, Extent	· N/A, Area Affected :	100%				
	Location: Electrical Roo	m, Mechanical Room	On The 3rd Floor				
	Explanation: One 500 Ar	npere Main Disconne	ct Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2031	\$43,000	5	\$600		
Raceway							
Conduit	100%	2031	\$36,500	1			
Panelboards							
Fused Disc Sw	5%	2030	\$1,500	5			
Molded Case Bkrs	95%	2030	\$28,200	5	\$500		
Wiring							
Thermoplastic	100%	2031	\$33,000	1			
Motor Controllers							
Locally Mounted	100%	2029	\$71,000	5	\$100		
Ground			•				
Grounding Devices							
Generic	100%	LIFE	* *	5	\$300		
Lighting							

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4219

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	50%	2036	* *	10	\$9,800		
	Other Observation, Extent : N/A, Area		100%				
	Location: First, Second And Third I	Floor					
	Explanation: T-8 Lamps						
Fluorescent	5%	2036	* *	10	\$1,000		
	Compact Fluorescent Light, Extent : I	Light, Area A	Affected : 100%				
	Location : First Floor						
Fluorescent	45%	2036	* *	10	\$8,800		
	T-5 Lamps And Fixtures, Extent : Ligh	nt, Area Affe	cted : 100%				
	Location: First And Second Floor						
Egress Lighting							
Emergency, Battery	50%	2036	* *	10	\$2,600		
Exit, LED	20%	2066	* *	1			
Exit, Service	30%	2026	\$2,100	1			
Exterior Lighting							
HID	30%	2026	\$29,500	10			
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2036	* *	1	\$2,400		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Reading Areas And Outsi						
	Explanation: CCTV Surveillance Co	amera Syste	m				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2036	* *	1-3	\$3,900		

Mechanical	Current Repair	Future Ro	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$10,500	
	Other Observation, Extent: N/A,	Area Affected : 100	)%			
	Location: 3rd Floor Mechanica	l Room				
	Explanation: One Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2039	* *	4	\$1,600	
Terminal Devices						
Air Handler	60%	2031	\$237,900	1	\$7,900	
Convector/Radiator	40%	2036	* *	1	\$2,800	

#### Air Conditioning

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4219

Mechanical		Current F	Repair	Future	Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Type								
Air Conditioning Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment	10070			2047				
Int Pkg Unit -	85%			2029	\$291,900	2	\$1,100	
Heating/Cooling	0370			202)	Ψ251,500	2	ψ1,100	
Split Unit	15%			2036	* *			
Spin Sim		ervation, E	xtent : N/A, Area A		5%			
	Location			,,,				
		tion : 1 Uni	it. R-410a.					
Terminal Devices								
Air Handler/Dir	85%			2026	\$343,400	1		
Expansion								
Fan Coil - 2 Pipe	15%			2036	* *	1	\$1,000	
Heat Rejection								
Air Cooled Condenser	100%			2036	* *	2	\$14,800	
Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,900	
Exhaust Fans								
Interior	80%			2026	\$74,800	2	\$500	
Roof	20%			2036	* *	2	\$100	
Plumbing								
H/C Water Piping	1000/			2041	* *			
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks	1000/			2020	<b>#16.000</b>	2		
Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping Cast Iron	1000/			LIEE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Cast Iron		ant Extant	: Moderate, Area A			1		
			. Moderdie, Ared A Roof Drain Piping					
Fixtures	Location	. Leaning	Rooj Druin I iping	10 374 1 10				
Generic	100%							
Vertical Transport	100/0							
Elevators								
Hydraulic	100%			LIFE	* *			
11) aradiio		ervation. E	xtent : N/A, Area A		00%			
		: 1st To 3r	•	,,,	-			
		tion : 1 Uni						
	r							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 03-Sep-2020 Landmark Status : NONE

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

Block : 1852 Lot : 49 BIN : 1055906

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$138,600	\$231,000
Mechanical		\$665,100
Total	\$138,600	\$896,200
Importance Code A	\$138,600	\$231,000
Importance Code B		\$665,100
Total	\$138,600	\$896,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$1,500			\$2,600
Interior Architecture	\$5,200	\$5,900	\$7,900	
Electrical	\$1,200	\$1,200	\$1,600	\$1,500
Mechanical	\$48,000	\$2,800	\$11,600	\$2,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$63,000	\$17,000	\$28,200	\$14,100
Importance Code A	\$3,500	\$2,100	\$2,400	\$4,700
Importance Code B	\$59,000	\$14,900	\$25,800	\$9,400
Importance Code C	\$400			
Total	\$63,000	\$17,000	\$28,200	\$14,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4220

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Glazed Ceramic Panel	5%		LIFE	* *	5	\$6,400	
Masonry: Brick	95%		LIFE	* *	5	\$26,100	
Windows					_		
Aluminum	100%		2054	* *	5	\$5,200	
Parapets	000/		TIPE	יט יט	-	<b>#2 400</b>	
Masonry: Brick	80%		LIFE	* *	5	\$2,400	
Pre-Cast Concrete	20%		LIFE	* *	5	\$3,800	
Roof	50/ N	¢1 500	2047	* *			
Copper/Terne	5% Now	\$1,500	2047				
	Water Penetration, E Location : Over En		еа Ајјес	неа : 20%			
M 1'6' 1D'			2022	Ф221 000			
Modified Bitumen	95% Now	\$138,600	2032	\$231,000			1
	Alligatoring, Extent.		ed : 25%	o .			
	Location: Through	-	2007				
	Blisters, Extent: Sev	***		,			
	•	t To Bulkhead And T	-				
	Patching Evident, Ex	· ·	ffected	: 10%			
	Location : Roof Are			,			
	Ponding, Extent: Mo						
		Locations Throughou	-				
	Water Penetration, E				<i>a.</i>		
~ 00	Location: 2nd Floo	or Corridor, Above N	1ultı-pu	rpose Room, At Eg	ress Stai	r	
Soffits	1000/		20.45	יט יט	-		
Stucco Cement	100%		2045	* *	5		
Interior							
Floors	400/		2021	\$220,200	2	¢10 000	
Carpet	40%		2031	\$220,200 * *	3	\$18,800	
Cast in Place Concrete	5% 3%		LIFE	* *	5 5	\$3,400	
Ceramic Tile		Entant N/A Anag At	2045		3	\$900	
	Recent Installation, I Location : Toilet Re		jeciea :	370			
		oom				****	
Mosaic Tile	2%		2045	* *	5	\$1,600	
Terrazzo	10%		LIFE	* *	5	\$2,500	
Vinyl Tile	40%		2037	* *	3	\$4,700	
Interior Walls							
Ceramic Tile	5%		2041	* *	5	\$900	
Concrete Masonry Unit	5%		LIFE	* *	5	\$300	
Gypsum Board	30%		LIFE	* *	5	\$3,100	
Gypsum Board Plaster SGFT/Glazed Masonry	30% 45%			* * * *	5 5		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4220

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	30%			2037	* *	5	\$11,800	
AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,600	
AcousTileSusp.Lay-In	15%			2045	* *	5	\$4,700	
Exposed Struc: Concrete	35%			LIFE	* *	5	\$1,700	
Plaster	10%	Now	\$4,700	LIFE	* *	5	\$2,000	
	Location	: Rear Em	Extent : Severe, And ergency Stairwell : Moderate, Area A					
		-	ergency Stairwell	-5,5				
Wood	5%			LIFE	* *	5	\$13,700	
Site Enclosure								
Fence/Gates								
Chain Link	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	100%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

FY  2058 t: Light, Area Affected: 100 om	**	Cycle (Yrs)	Estimated Cost	Priority
t : Light, Area Affected : 100 om		5	\$600	
t : Light, Area Affected : 100 om		5	\$600	
t : Light, Area Affected : 100 om		5	\$600	
om	0%		4000	
Immono Main Diagonnact Con				
Impere Main Disconnect Sw	vitch			
2058	* *	1		
2054	* *	5		
2054	* *	5	\$500	
2058	* *	1		
2049	* *	5	\$100	
LIEE	* *	5	\$300	
-	2054 2054 2058 2049	2054 ** 2054 ** 2058 ** 2049 **	2054 ** 5 2054 ** 5 2058 ** 1 2049 ** 5	2054 ** 5 2054 ** 5 \$500 2058 ** 1 2049 ** 5 \$100

Stand-by Power

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4220

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Transfer Switches						
Automatic	100%	2049	* *	1	\$6,500	
ighting						
Interior Lighting						
Fluorescent	10%	2040	* *	10	\$1,900	
	Compact Fluorescent Light, Ex	-	Affected : 100%			
	Location: Staircases, 1st And	d 2nd Floor				
Fluorescent	90%	2040	* *	10	\$17,300	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Throughout The B	uilding				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$2,500	
Exit, LED	50%	2067	* *	1		
Exterior Lighting						
LED	100%	2040	* *			
Alarm						
Security System						
No Component	80%					
Generic	20%	2040	* *	1	\$1,600	
	Other Observation, Extent : Li		: 100%			
	Location : Reading Area And					
	Explanation : Intrusion Alari	n And Motion Sens	sor			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2040	* *	1-3	\$3,900	
	Other Observation, Extent : Li		: 100%			
	Location : Throughout The B	0				
	Explanation : Pull Box Station	n, Bell, Horns, Str	obes, Smoke Detec	ctor And	Fire Alarm Panel	

/lechanical	Current Repair	Future Replacement	Ma	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating						
Energy Source						
Plant Campus Steam / PRV	100%	2052 **	1			
	Other Observation, Extent : Severe, Are	a Affected : 100%				
	Location: Basement					
	Explanation : Heat Supplied From Ad	joining Health Building				
Conversion Equipment						
Steam Boiler	100%	2037 **	1	\$20,800		
	Other Observation, Extent: Severe, Area Affected: 100%					
	Location: Basement					
	Explanation: One Boiler Located In A	Adjacent Health Building				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4220

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Distribution Central Plant Steam Piping/Pmp	100%		2042	* *	4	\$1,600		
Terminal Devices Convector/Radiator	0	\$8,500 : Moderate, Area Affe Floor. Damaged Radia			1	\$6,100		
Air Conditioning								
Energy Source Electricity	100%		2048	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	100%		2032	\$228,000	2	\$1,300		
Cooling	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	ffected :	100%				
Distribution								
Ductwork/Diffusers	_	\$36,500 Extent : Moderate, Are ughout. Vents Needs C	00	* * d : 100%	2	\$21,800		
Ductwork/Diffusers	20%		LIFE	* *	2	\$5,500		
Ventilation Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,700		
Exhaust Fans Roof	100%		2032	\$40,400	2	\$600		
Plumbing H/C Water Piping								
Brass/Copper	100%		2032	\$267,100	1			
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic		n, Extent : Light, Area ment To 2nd Floor	LIFE Affected	* *				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

**NEW YORK PUBLIC LIBRARY - FY 2025** Print Date: 13-Aug-2024

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

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

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

**Date of Survey** : 04-Nov-2020 Landmark Status : NONE

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

: 3154 : 83 BIN Block Lot : 2827656

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$210,500	
Interior Architecture	\$57,800	
Electrical	\$68,300	
Total	\$336,600	
Importance Code A	\$210,500	
Importance Code B	\$126,100	
Total	\$336,600	

Total \$336,600

\$84,100	\$82,300	\$127,900	\$109,200
\$69,500	\$78,500	\$58,800	\$88,800
\$14,700	\$3,800	\$69,100	\$20,400
\$84,100	\$82,300	\$127,900	\$109,200
\$23,000	\$23,000	\$23,000	\$23,000
\$15,300			
\$24,000	\$35,200	\$31,000	\$31,800
\$10,800	\$7,300	\$8,400	\$7,000
	\$16,700		\$30,700
\$11,000		\$65,400	\$16,700
FY 2026	FY 2027	FY 2028	FY 2029
	\$10,800 \$24,000 \$15,300 \$23,000 <b>\$84,100</b> \$14,700 \$69,500	\$11,000 \$10,800 \$10,800 \$24,000 \$15,300 \$23,000 \$23,000 \$84,100 \$82,300 \$14,700 \$3,800 \$69,500 \$78,500	\$11,000 \$16,700 \$10,800 \$7,300 \$8,400 \$24,000 \$35,200 \$31,000 \$15,300 \$23,000 \$23,000 \$23,000 <b>\$84,100 \$82,300 \$127,900</b> \$14,700 \$3,800 \$69,100 \$69,500 \$78,500 \$58,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13852

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$21,600	
Glass Block	8%			LIFE	* *	5	\$4,300	
			xtent : Light, Area	Affected	: 100%			
			ade At Stairs					
	Explana	tion : Comp	onent Actually Ins	ulated Fi	ritted Glass Panels	•		
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$40,400	
Metal Panel	5%			2058	* *	5-10	\$29,700	
Metal Sect. OHD	2%			2049	* *	5	\$5,400	
Granite Panels	20%	0-2	\$210,500	LIFE	* *	5	\$12,900	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 5%			
	Location	: Balcony	4reas					
	Explana	tion : Hairli	ine Cracks					
Windows								
Aluminum	95%			2054	* *	5	\$4,800	
Metal Louvers	5%			2045	* *	10	\$1,600	
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5	\$2,300	
Metal/Glass Curt Wall	10%			2058	* *	5	\$3,100	
Metal Panel	5%			2058	* *	5	\$1,600	
Metal Rail	5%			2049	* *	5-10	\$7,200	
Metal: Cage/Fence	10%			2049	* *	5-10	\$6,200	
Granite Panels	10%			LIFE	* *	5	\$900	
Stucco Cement	35%			2049	* *	5	\$7,200	
Roof								
Metal Panel	50%			2045	* *	10	\$34,800	
Modified Bitumen	30%		\$6,200	2037	* *			
		_	t, Area Affected : 1	10%				
	Location	ı : Near Eqi	iipments					
Plaza Roof: Stone Panels	s 10%	Now	\$4,800	2062	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 15%			
	Location	: 5th Floor	· Roof Deck					
	Explana	tion : Crack	ing And Crumblin	g Stone I	Panels			
Skylight, Metal/Glass	10%			2058	* *	10	\$12,700	
Soffits	1070						÷,,, 00	
Metal Panel	100%			2058	* *	5-10	\$39,700	
ntariar	10070			_000			427,700	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13852

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	200/			2022	Φ <b>7</b> 0.6 100	2	Φ <b>50 200</b>	
Carpet	30%			2033	\$586,100 * *	3	\$50,200	
Cast in Place Concrete	15%			LIFE	**	5	\$36,600	
Ceramic Tile	5%		<b>657.000</b>	2045	**	5	\$5,600	
Sheet Vinyl/Rubber	40%		\$57,800	2037		5	\$33,400	
		en/Spiii, Ex 1 : Office C	tent : Light, Area A	ујестеа :	13%			
			orriaors : Moderate, Area A	(ffacted)	. 750/			
			: Moaeraie, Area A s Floor, Computer		7370			
			s Floor, Computer		* *		фо. <b>Т</b> оо	
Terrazzo	10%			LIFE		5	\$8,700	
			xtent : Light, Area .	Affectea	: 3%			
	Locatioi	ı : Near Sta	urs					
Interior Walls	20/			20.45	* *	-	<b>#2</b> 000	
Ceramic Tile	3%			2045	**	5	\$2,800	
Glass: Single Pane	5%			LIFE	**	5	\$3,500	
Gypsum Board	70%			LIFE	**	5	\$39,200	
Metal Panel	10%			LIFE	**			
Granite Panels	2%			LIFE	**	~	<b>#27.200</b>	
Wood	10%			LIFE		5	\$37,300	
Ceilings	550/			2040	* *	-	¢(1,200	
AcousTileSusp.Lay-In	55%			2049	* *	5	\$61,300	
Exposed Struc: Steel	5%			LIFE	* *	-	¢27.000	
Gypsum Board	20%			LIFE	* *	5	\$27,900	
Plywood/Hardboard	20%			2058		1		
Site Pavements								
Public Sidewalk	1000/	Now	¢15 200	2047	* *			
Pavers/Stone			\$15,300 ent : Moderate, Are					
	11 0		ent . Moderdie, Are ee Grate Bulging L					
	Locallor	ı . Meiai Ir	ee Graie Duiging L	ne 10 K	oois Growing			

lectrical	Current Repair	Future Replacement	M	Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2052 **	5	\$300			
	Other Observation, Extent : Light, Area	Affected : 100%					
	Location : Electrical Room						
	Explanation : One 4000 Amperes, Fol 1200 Amperes For Fire Pump Main L		For Powe	r Panel 5M And			
Transformers							
Dry Type	100%	2045 **	5	\$300			
<i>y y</i> 1	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room And Eleve	**					
	Explanation : One 45 Kilovolt Ampere 208/120 Volts Secondary	e And One 20 Kilovolt Amp	ere 208 V	olts Primary,			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13852

Electrical	Current Repair	Future Re	placement	Maintenance			
System Component	% of Fail Date Estin Total (Years)	nated Cost   Year Esti	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Type	Total (Years)	r r		(Trs)			
Inder 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%	2052	* *	5	\$300		
Raceway							
Conduit	100%	2052	* *	1			
Panelboards							
Fused Disc Sw	10%	2048	* *	5	\$200		
Molded Case Bkrs	90%	2048	* *	5	\$1,800		
Wiring	1000/	20.52	ماد ماد				
Thermoplastic	100%	2052	* *	1			
Motor Controllers	200/	2015	ىد باد	-	<b>4100</b>		
Locally Mounted	20%	2045	* *	5	\$100		
Variable Frequency Drive	80%	2045	* *				
Ground Grounding Devices							
Generic Generic	100%	LIFE	* *	5	\$1,100		
Stand-by Power	10070	LIFE			\$1,100		
Transfer Switches							
Automatic	100%	2045	* *	1	\$22,900		
Generators	10070	2013		-	Ψ22,700		
Diesel	100%	2041	* *	1	\$28,800		
213301	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Generator Room						
	Explanation: One 445 Ki	lowatts					
Batteries	•						
Lead/Acid	100%	2026	\$2,400	5	\$2,800		
Fuel Storage							
Main Tank	100%	2060	* *	5			
	Other Observation, Extent:	Light, Area Affected: 100	0%				
	Location: Basement						
	Explanation: One 250 Ga	ıllons					
Lighting							
Interior Lighting	-00/				<b></b>		
Fluorescent	70%	2037	**	10	\$47,800		
	T-8 Lamps And Fixtures, Ex		: 100%				
	Location: Throughout Th						
Fluorescent	30%	2037	* *	10	\$20,500		
	Other Observation, Extent:		6				
	Location: Throughout Th						
	Explanation: Compact Fl	uorescent Lamps					
Egress Lighting	<b>-</b> 00:			_			
Emergency, Service	50%	2037	**	1			
Exit, LED	50%	2060	* *	1			
Exterior Lighting	200/	2025	ala -4-	10			
HID	20%	2037	* *	10			
No Component	80%						

**Lightning Protection** 

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13852

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Lightning Protection							
Arresters/Cabling							
Generic	100%	2060	* *	5	\$400		
Alarm							
Security System							
No Component	80%						
Generic	10%	2037	* *	1	\$2,800		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Reading Areas,	Basement And Hallways					
	Explanation : CCTV Surve	illance Cameras					
Generic	10%	2037	* *	1	\$2,800		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Hallways, Reading Area, Lobby And Exit Doors						
	Explanation : Intrusion Ald	arm And Motion Sensor					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$13,800		
, ,	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Fire Alarm Panel						

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Natural Gas	100%		2052	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2037	* *	1	\$36,800		
	Other Observation, Ex	xtent : Light, Area Aj	ffected	: 100%				
	Location: Basement	t Boiler Room						
	Explanation: 9 Sma	ll Units						
Distribution								
Hot Wtr Piping/Pump	100%		2048	* *	4	\$3,700		
Terminal Devices								
Air Handler	65%		2037	* *	1	\$29,900		
Convector/Radiator	30%		2045	* *	1	\$7,200		
Fan Coil Unit/Heat	5%		2037	* *	1	\$1,200		
Air Conditioning								
Energy Source								
Electricity	100%		2048	* *	1			

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13852

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%		2037	* *	1	\$34,500	
Compi/Cimici	R-22 Refrigerant, Ex Location: Roof Other Observation, Location: Roof	Extent : Light, Area					
	Explanation: 2 M	ultistacks Sets					
Distribution CW & CHW Wtr Pipe/Pump	100%		2052	* *	4	\$3,700	
Terminal Devices Air Handler/Cool/Ht	100%		2037	* *	1	\$46,100	
Heat Rejection Air Cooled Condenser Unit	100%		2037	* *	2	\$51,900	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$41,500	
Exhaust Fans Interior	90%		2037	* *	2	\$2,100	
Roof	10%		2037	* *	2	\$200	
Plumbing H/C Water Piping Brass/Copper	100%		2052	* *	1		
Water Heater With Tanks Electric	100% Other Observation,	Extent : Light, Area	2030 Affected	\$23,400 : 100%	4		
	Location : Various		33				
	Explanation: Unit	ts Installed Above C	eiling Pa	nels			
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2026	\$2,300	4	\$2,400	
Sewage Ejector(s)  Electric	100%		2037	* *	4	\$3,000	
Backflow Preventer Generic	100%		2037	**	1	\$4,600	
Fixtures Generic Vertical Transport	100%						

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## NEW YORK PUBLIC LIBRARY - 035 BRONX LIBRARY CENTER REFERENCE CENTER

Asset #: 13852

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent:	Light, Area Affected: 100%					
	Location: 2 Units From (	Cellar To 5th Floor, 1 Unit Fr	om Cellar	To 4th Fl	oor		
	Explanation: 3 Units, 2 P	ublic, 1 Staff					
ire Suppression							
Standpipe							
No Component	50%						
Generic	50%	2052	* *	1-5	\$18,800		
	Other Observation, Extent : Light, Area Affected : 50%						
	Location : Emergency Sta	irways					
	Explanation : Emergency	Stairways Only					
Sprinkler							
Generic	100%	2052	* *	1-2	\$20,900		
Fire Pump							
Generic	100%	2041	* *	1	\$13,900		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG

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

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 607,482 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 15-Mar-2021 Landmark Status : INTERIOR & EXTERIOR LANDMARK

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

Block : 1257 Lot : 1 BIN : 1034194

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$325,900	\$963,000
Interior Architecture	\$3,138,700	\$9,198,400
Electrical	\$2,158,200	\$4,896,000
Mechanical	\$1,973,400	\$24,760,000
Site Pavements	\$76,800	
Total	\$7,673,000	\$39,817,400
Importance Code A	\$1,742,300	\$963,000
Importance Code B	\$5,930,700	\$34,776,400
Importance Code C		\$4,077,900
T. 4.1	OF (F2 000	020.017.400

Total \$7,673,000 \$39,817,400

<b>0,100</b> \$419,40 7,300 \$76,70 0,300 \$342,60 2,400	00 \$25,500	\$292,700 \$25,500 \$267,200
7,300 \$76,70	00 \$25,500	<b>\$292,700</b> \$25,500
	,	\$292,700
0,100 \$419,40	9332,200	
		4 10 ,= 0 0
3,200 \$43,20	90 \$43,200	\$43,200
2,400		
8,700 \$232,20	00 \$181,800	\$176,700
5,100 \$60,00	90 \$61,700	\$55,800
0,700 \$34,10	90 \$45,500	\$17,000
\$49,90	00	
A 40 0	27 FY 2028	FY 2029
		\$49,900 FY 2028



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Marble	98%			LIFE	* *	5	\$218,600	
Window Wall	2%			2052	* *	5	\$22,300	
Windows						_		
Bronze/Brass	100%			2040	**	5	\$492,800	
			Extent : Light, Are	ea Affecte	ed : 100%			
	Location	: Through	out					
Parapets						_	***	
Masonry: Marble	95%			LIFE	* *	5	\$84,500	
Metal Rail	5%			2037	* *	5-10	\$63,800	
Roof								
Copper/Terne	30%			2047	* *	10	\$188,000	
Modified Bitumen	55%			2037	* *	10	\$137,900	
Skylight, Metal/Glass	5%			2042	* *	10	\$41,800	
Sloped Glazing	5%			LIFE	* *	5	\$167,100	
Not Accessible	5%							
Soffits						_		
Granite Panels	100%			LIFE	* *	5		
nterior								
Floors	400/			•	<b>44</b> 00	_	010 ( 100	
Carpet	10%			2031	\$1,746,700 * *	3	\$136,400	
Cast in Place Concrete	5%			LIFE		5	\$99,400	
Ceramic Tile	3%		44.04.400	2041	* *	5	\$27,300	
Marble Panels	45%		\$2,924,200	LIFE	**	5	\$306,900	
	_	_	Extent : Moderate	, Area A <u>j</u>	fected: 10%			
		: Corridor	S					
Quarry Tile	5%			2037	* *	5	\$68,200	
Terrazzo	7%	0-2	\$129,300	LIFE	* *	5	\$49,700	
	_	_	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Stairs						
Vinyl Tile	15%			2032	\$4,092,300	3	\$68,200	
•	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Room 10	0					
Wood	10%			2047	* *	5	\$170,500	
		Progress, I	Extent : N/A, Area		: 100%	J	<i>\$270,000</i>	
	-	-	ading Room	33				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Interior Walls								
Ceramic Tile	5%			2035	\$3,488,300	5	\$58,400	
Concrete Masonry Unit				LIFE	**	5	\$23,400	
Glass: Single Pane	5%			LIFE	* *	5	\$43,800	
Gypsum Board	5%			LIFE	* *	5	\$35,000	
Metal Panel	5%			LIFE	* *	3	\$33,000	
Marble Panels	30%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$87,600	
Plaster	10%			LIFE	* *	5	\$35,000	
Wood	10%			LIFE	* *	5	\$467,000	
Wood			Extent : N/A, Area A		100%	3	\$407,000	
			ading Room	усыси.	100/0			
			irs In Progress					
Ceilings	Бъргини	ион . Кери	us III I logiess					
AcousTileSusp.Lay-In	5%			2045	* *	5	\$60,500	
AcousTileSusp.Lay-In	5%			2045	* *	5	\$60,500	
Exposed Struc: Concret				LIFE	* *	5	\$22,700	
Exposed Strue. Concret			Extent : N/A, Area A		100%	3	\$22,700	
			der Bryant Park	ујесней.	10070			
			Archive Storage					
F 1 C4 C4 - 1	8%		./ Archive Storage	LIFE	* *			
Exposed Struc: Steel			Extant: N/A Amag A					
			Extent : N/A, Area A					
			lain Reading Room	Ana Per	unouse			
		tion : Book	Siacks		* *			
Masonry: Infill Arch	5%			LIFE				
Masonry: Marble	15%			LIFE	* *	1	<b>4</b>	
Metal Panel	5%			LIFE	* *	5	\$75,600	
Plaster	33%			LIFE	* *	5	\$249,400	
Plaster	12%	l		LIFE	* *	5	\$90,700	
ite Enclosure								
Retaining Walls	1000/			20.42	ale ale			
Masonry: Fieldstone	100%		37/4 4	2042	**			
			Extent : N/A, Area A	ffected :	100%			
		n : Through		. D. I				
. =	Explana	tion : Gran	ite Clad With Gran	ite Balus	strade			
ite Pavements								
Public Sidewalk	1000/	NT.	Φ <b>7</b> ( 000	2027	* *			
Cast in Place Concrete		Now	\$76,800	2037				
	-	-	Extent : Light, Are	ea Affecte	ea : 10%			
O G': W II	Location	n : Through	out					
On-Site Walkways	0.507			LIDE	* *			
Masonry: Granite	85%			LIFE		-		
Masonry: Marble	10%			LIFE	* *	5		
Pavers/Stone	5%			2041	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Architecture		Current F	Repair	Futur	re Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Parking/Driveway

Asphalt 100% Now \$2,400 2035 \$48,900

Cracking/Crumbling, Extent: Moderate, Area Affected: 15%

Location: Throughout

Electrical	Curren	t Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2042	**	5	\$1,300	
		Extent: N/A, Area A	ffected :	100%			
	Location: North		2000	) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (		G 1	
		o 2500 Ampere And C					
Fused Disc Sw	50%	T 27/4 /	2042	**	5	\$1,300	
		Extent: N/A, Area A	ffected :	100%			
	Location: South		1000 1	4 10 2000		16:	
		e 1600 Ampere, One A hes. Note: New Servio					
	And Rearranged	nes. Ivoic. Ivew servic	е Едигр	meni 11na 11 ansjori	11015 2110	Being Huucu	
Transformers	G						
Dry Type	100%		2037	* *	5	\$2,200	
	Other Observation,	Extent: N/A, Area A	ffected :	100%			
	Location : Electri	ical Room					
	Explanation : Tra	nsformers Are Of Var	ious Ca <sub>l</sub>	pacities. New Ones	Are Beir	ng Added	
Switchgear / Switchboard							
Fused Disc Sw	100%		2042	* *	5	\$2,600	
Raceway	<b>500</b> /		• • • •	0011000			
Conduit	60%		2032	\$344,900	1		
Conduit	40%		2052	* *	1		
Panelboards Fused Disc Sw	100/		2049	* *	-	¢1 400	
	10% 30%		2048 2048	* *	5 5	\$1,400 \$4,800	
Molded Case Bkrs Molded Case Bkrs	50% 60%		2048		5 5	\$4,800 \$9,600	
Wiring Wiring	0070		2031	\$234,100	3	\$9,000	
Thermoplastic	40%		2032	\$233,000	1		
Thermoplastic	60%		2052	\$255,000 * *	1		
Motor Controllers	0070		2032		1		
Locally Mounted	20%		2037	* *	5	\$800	
Motor Control Center	50%		2030	\$948,500	5	\$8,300	
Variable Frequency	30%		2045	**	-	Ψο,200	
Drive	2						
Ground							
Grounding Devices							
Generic	50%		LIFE	* *	5	\$4,500	
Generic	50%		LIFE	* *	5	\$4,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2037	* *	1	\$186,900	
Generators						
Diesel	100% Other Observation, Extent: N/A, Area Location: Generator Room Explanation: One 500 Kilowatt	2035 Affected :	\$87,500 100%	1	\$235,300	
Batteries						
Lead/Acid	100%	2026	\$2,700	5	\$22,500	
Fuel Storage						
Day Tank	50%	2040	* *	5		
·	Other Observation, Extent : N/A, Area Location : Generator Room Explanation : One 60 Gallon Capacia		100%			
Main Tank	50%	2047	* *	5		
<del> </del>	Other Observation, Extent : N/A, Area Location : Generator Room Explanation : One 600 Gallon Capac		100%			
ighting						
Interior Lighting Fluorescent	30%	2037	* *	10	\$167,100	
Tuorescent	T-8 Lamps And Fixtures, Extent : Light Location : Throughout The Building		ected : 100%	10	\$107,100	
Fluorescent	5%	2037	* *	10	\$27,900	
	Compact Fluorescent Light, Extent : Li Location : Throughout The Building	ight, Area	Affected : 100%			
Fluorescent	24%	2027	\$1,768,000	10	\$133,700	
	T-12 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	it, Area A <u>f</u>	fected : 100%			
Fluorescent	1%	2037	* *	10	\$5,600	
	T-5 Lamps And Fixtures, Extent : Light Location : Service Entrance Area		ected : 100%			
Incandescent	20%	2032	\$1,717,200	2	\$2,700	
LED	20%	2040	* *		-	
Egress Lighting						
Emergency, Service	40%	2037	* *	1		
Emergency, Battery	10%	2032	\$110,800	10	\$14,700	
Exit, Service	25%	2027	\$55,900	1	-	
Exit, Battery	25%	2032	\$190,500	10	\$10,300	
Exterior Lighting					-	
Fluorescent	25%	2032	\$657,900	10	\$13,900	
No Component	75%					
No Component Alarm	75%					_

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Electrical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	\$371,600	1	\$68,100	
	Other Observation, Extent: N/2	A, Area Affected : 1009	%			
	Location : Building Interior A	Ind Exterior				
	Explanation : CCTV Surveille	ance System And Intrus	sion Alarm			
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2037	* *	1-3	\$74,900	

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Utility Steam	95%	2042	* *	1		
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location : Sub-cellar					
	Explanation : Steam Su	• •				
Electricity	5%	2042	* *	1		
Conversion Equipment						
Heat Exchanger, Plate &	85%	2028	\$1,416,400	1	\$255,300	
Frame						
Pres. Reducing Valve/LP	10%	2041	* *	5	\$3,600	
Steam	<b>-</b> 0./					
No Component	5%					
Distribution	<b>5</b> 00/	20.40	* *		<b>015</b> 000	
Hot Wtr Piping/Pump	50%	2040		4	\$15,000	
	Other Observation, Exter Location : Sub-cellar, C		100%			
	Explanation: 11 Total I Cellar, 2 Pump In Penth		d Pumps. 4 Pumps	In Sub-c	ellar, 3 Pumps In	
Central Plant Steam Piping/Pmp	50%	2042	* *	4	\$22,500	
Terminal Devices						
Air Handler	85%	2032	\$10,026,400	1	\$319,300	
	Recent Installation, Exter	nt : N/A, Area Affected :	10%			
	Location : High Attic	Air Handler Installed 2	020			
Convector/Radiator	10%	2037	* *	1	\$19,600	
Unit Heater - Steam	5%	2040	* *	4	\$2,800	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	25%	Entont : Light Aug	2040	**	1	\$70,400	
Under Construction	R-134a Refrigerant, Location: Cellar 75% Other Observation, E Location: Sub-cella Explanation: 3 Cel	Extent : N/A, Area A	lffected :	0%			
Distribution	Explanation . 3 Cel	urijugai Chillers A	re Onder	Construction.			
Distribution CW & CHW Wtr Pipe/Pump	90%		2042	* *	4	\$40,400	
No Component	10%						
Terminal Devices Air Handler/Cool/Ht No Component Under Construction	80% 10% 10% Other Observation, E Location : 3rd Floo		2032 Iffected :	\$10,242,200 0%	1	\$300,500	
	Explanation: Fan	Coil Units Under C	onstructi	on.			
Heat Rejection Water Cooling Tower No Component Under Construction	45% 10% 45% Other Observation, E	Extent · N/A Area A	2033	\$1,499,700	2	\$275,100	
	Location: Roof		gjeerea .	070			
	Explanation: 1 Of	3 Open Water Cool	ing Towe	ers.			
Dehumidifier Not Accessible	100%	1	0				
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$338,700	
Exhaust Fans Interior	90%		2032	\$2,633,700	2	\$16,700	
Roof	10%		2032	\$128,000	2	\$1,900	
Plumbing H/C Water Piping Brass/Copper	100% Booster Pump w/Tan. Location : Cellar, F	-		* * ted : 100%	1		
Water Heater With Tanks							
Electric	100%		2027	\$25,700	4		
HW Heat Exchanger Steam Fired	100%		2042	**	4	\$90,100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1924

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2027	\$132,100	4	\$19,200	
Sewage Ejector(s)						
Electric	100%	2027	\$345,500	4	\$36,300	
Backflow Preventer						
No Component	50%					
Generic	50%	2037	* *	1	\$18,600	
Fixtures						
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	80% Other Observation, Extent : 1	LIFE	* *			
	Location: 3 Units From Gr Freight Unit From Sub-cell Explanation: 5 Units	ound, 1st To 3rd Floor		st To 3rd	Floor, 1	
Hydraulic	20%	LIFE	* *			
	Other Observation, Extent : 1 Location : Basement To 3rd Explanation : 1 Unit		0%			
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$306,300	
Sprinkler						
No Component	95%					
Generic	5%	2052	* *	1-2	\$8,500	
Fire Pump						
Generic	100%	2045	* *	1	\$113,400	
	Other Observation, Extent : 1	N/A, Area Affected : 10	00%			
	Location : Sub-cellar					
	Explanation: 2 Units.					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : CHATHAM SQUARE BRANCH LIBRARY
Address : 33 EAST BROADWAY @CATHERINE ST.

Borough : MANHATTAN Agency's Number : C01

Area Sq Ft : 14,038 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 14-May-2021 Landmark Status : NONE

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

Block : 280 Lot : 44 BIN : 1003425

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$235,500
Electrical		\$155,300
Mechanical		\$292,800
Total		\$683,700
Importance Code A		\$59,100
Importance Code B		\$525,200
Importance Code C		\$99,300
Total		\$683,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$23,000	\$11,700	\$200	
Interior Architecture	\$16,600	\$1,600	\$1,800	
Electrical	\$300	\$600	\$400	\$300
Mechanical	\$5,400	\$900	\$2,300	\$900
Site Pavements	\$600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$53,200	\$22,000	\$12,000	\$8,500
Importance Code A	\$23,700	\$12,400	\$900	\$700
Importance Code B	\$29,500	\$9,600	\$11,100	\$7,800
Importance Code C				
Total	\$53,200	\$22,000	\$12,000	\$8,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	52%		\$15,300	LIFE	**	5	\$9,400	
			xtent : Moderate, A usonry Wall Into Ba		cted : 5%			
Masonry: Granite	5%			LIFE	* *	5	\$700	
Masonry: Limestone	35%			LIFE	* *	5	\$4,700	
Slate Panels	3%			LIFE	* *	5	\$400	
Stucco Cement	5%			2037	* *	5	\$2,300	
Windows							•	
Aluminum	70%			2040	* *	5	\$1,400	
Aluminum	25%			2048	* *	5	\$500	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Rear Fa	cade					
	Explana	tion : Prote	ctive Metal Grilles					
Metal Louvers	5%			2035	\$5,500	10	\$600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
•	Other Obs	ervation, E	xtent : Light, Area	Affected	: 5%			
	Location	: Inside F	ace Of Parapet Wa	ll				
	Explana	tion : Peeli	ng Paint					
Masonry: Brick	50%			LIFE	* *	5	\$1,300	
Metal Panel	3%			2052	* *	5	\$300	
Metal Rail	5%			2037	* *	5-10	\$2,400	
Metal Security Bars	2%			2060	* *		-	
Metal: Cage/Fence	2%			2037	* *	5-10	\$400	
Slate	23%	2-4	\$7,700	LIFE	* *	5	\$600	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 40%			
	Location	: Blueston	e Coping Stones					
Roof								
Modified Bitumen	100%			2037	* *	10	\$8,800	
Interior								
Floors								
Carpet	5%			2031	\$18,400	3	\$1,600	
Cast in Place Concrete	8%	Now	\$2,800	LIFE	* *	5	\$3,700	
			xtent : Moderate, A er And Electrical F	55				
G			er Ana Electrical N				<b>#1.100</b>	
Ceramic Tile	5%			2041	* *	5	\$1,100	
Marble Panels	2%			LIFE	**	5	\$300	
Sheet Vinyl/Rubber	10%			2032	\$136,200	5	\$3,200	
Vinyl Tile	50%	4 .	<b>#12.100</b>	2037	* *	3	\$3,900	
Wood	20%		\$12,400	2060	**	5	\$3,900	
			Extent : Moderate,					
	Location	i: Ihrough	out 3rd Floor Publ	ic Space.	S			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Architecture		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	\$99,300	5	\$1,800	
Glass: Single Pane	5%			LIFE	* *	5	\$1,400	
Marble Panels	2%			LIFE	* *			
Plaster	83%			LIFE	* *	5	\$9,100	
Wood	5%			LIFE	* *	5	\$7,300	
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$900	2037	* *	5	\$500	
	Location Staining/L	n : Basemen Discoloring,	Extent : Moderate, nt, Staff Areas Extent : Moderate nt, Staff Areas	-				
Plaster	95%			LIFE	* *	5	\$12,500	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2042	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$600	2037	* *			
	11 0		ent : Moderate, Are te To Main Entranc	00	ed : 5%			
On-Site Walkways Cast in Place Concrete	100%			2037	* *			

lectrical	Current	Repair	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2042	* *	5	\$100		
	Other Observation, I	Extent : Light, Area A	4ffected	: 100%				
	Location : Electric	al Room Basement						
	Explanation: One	800 Ampere Discon	nect Swi	tch				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2042	* *	5	\$400		
Raceway								
Conduit	100%		2042	* *	1			
Panelboards								
Fused Disc Sw	5%		2040	* *	5			
Molded Case Bkrs	95%		2040	* *	5	\$400		
Wiring								
Thermoplastic	100%		2042	* *	1			
Motor Controllers								
Locally Mounted	100%		2037	* *	5	\$100		

Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Electrical	Current Repai	r Future	Future Replacement Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$200		
Lighting							
Interior Lighting							
Fluorescent	80%	2032	\$124,200	10	\$10,300		
	T-8 Lamps And Fixtures, E. Location : Throughout Th		Affected : 100%				
Fluorescent	20%	2032	\$31,100	10	\$2,600		
	Compact Fluorescent Ligh Location : Reading Areas		rea Affected : 100	%			
Egress Lighting							
Emergency, Battery	50%	2032	\$11,700	10	\$1,700		
Exit, LED	50%	2047	* *	1			
Exterior Lighting							
HID	20%	2032	\$13,000	10			
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	10%	2037	**	1	\$500		
	Other Observation, Extent Location: Reading Areas Explanation: CCTV Surv	And Hallways	100%				
Generic	10%	2032	\$2,600	1	\$500		
	Other Observation, Extent			_	4000		
		Location: Reading Areas, Hallways And Exit Doors					
	Explanation: Motion Sensor And Intruson Alarm						
Fire/Smoke Detection	^						
No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$2,600		
, 2	Other Observation, Extent	: Light, Area Affected .	100%				
	Location: Throughout The Building						
	Explanation : Strobe Ligh And Fire Alarm Panel	-	ns, Alarm Bells, S	moke De	tectors, Horns		

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2042	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Mechanical	Current Repair F		Futur	Future Replacement		Maintenance		
System Component Type		il Date Estim Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Furnace	60%			2032	\$26,000	1	\$4,200	
	Location: R	ation, Extent : oof :: 6 Rooftop Pa			: 60%			
Hot Water Boiler	40%			2030	\$59,100	1	\$2,800	
	Location : E	ation, Extent : Basement Boile : 1 Old Set Un	r Room		·			
Distribution								
Hot Wtr Piping/Pump	Corroded, Ex	0-2 tent : Moderate Corroded Head				4	\$300	
N. G		оггоаеа пеаас	er, Suppiy A	па кешт	n Fiping			
No Component	60%							
Terminal Devices	400/			2027	* *	1	¢1 000	
Convector/Radiator	40% 60%			2037		1	\$1,800	
No Component	00%							
Air Conditioning Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	\$233,700	2	\$900	
Treating Cooling	Location: R	ation, Extent : oof :: 6 Rooftop Po			: 60%			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
Exhaust Fans								
Roof	100%			2032	\$27,000	2	\$400	
Plumbing H/C Water Piping								
Brass/Copper		0-2	\$3,600	2042	* *	1		
		tent : Moderate Corroded Water						
Water Heater With Tanks	Locuiton . C		1.10010 11100 K	Primier	- 71118			
Electric	100%			2031	\$23,400	4		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Vertical Transport	10070							

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : .	100%			
	Location: Basement To 4th Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	80%					
Generic	20%	2058	* *	1-2	\$800	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : CLASON'S POINT BRANCH LIBRARY

Address : 1215 MORRISON AVE. @WESTCHESTER AVE.

Borough : BRONX Agency's Number : C02

Area Sq Ft : 9,644 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 13-Jun-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3777 Lot : 62 BIN : 2025381

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical	\$74,200	\$238,600
Total	\$74,200	\$238,600
Importance Code B	\$74,200	\$238,600
Total	\$74,200	\$238,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,500			
Interior Architecture	\$11,200		\$8,100	\$400
Electrical	\$1,100	\$900	\$1,100	\$1,000
Mechanical	\$16,700	\$2,200	\$7,000	\$2,000
Site Enclosure	\$6,800			
Site Pavements	\$3,800			
Total	\$59,000	\$3,100	\$16,200	\$3,300
Importance Code A	\$22,400	\$500	\$500	\$500
Importance Code B	\$19,800	\$2,600	\$15,700	\$2,600
Importance Code C	\$16,700			\$200
Total	\$59,000	\$3,100	\$16,200	\$3,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13326

Architecture	Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	2% Now	\$1,100	LIFE	* *	5	\$300	
		g, Extent : Light, Are	ea Affecte	d : 2%			
	Location: North		1.00 . 1	20/			
		Extent : Severe, Area					
		h Party Wall Of Adjo		· · · · · · · · · · · · · · · · · · ·			
Masonry: Brick Cavity	58%		LIFE	* *	5	\$15,600	
		ght, Area Affected : I	10%				
	Location : North	Wall					
Window Wall	40% 4+	\$8,100	2055	* *	5	\$10,100	
		Extent : Light, Area		2%			
		End Of Front Facade					
	Explanation : One	e Missing Insect Scre	en				
Windows							
Aluminum	100%		2051	* *	5	\$1,300	
Parapets							
Masonry: Brick	20%		LIFE	* *	5-10	\$800	
No Component	80%						
Roof	1000/		2045	* *	1.0	<b>#27.100</b>	
Modified Bitumen	100%		2045		10	\$25,100	
	Drains Clogged, Extent: Light, Area Affected: 2%						
	Location: Main R	-	1.00	. 1 1000/			
	-	dent, Extent : N/A, A	rea Affeci	ea : 100%			
G CC	Location : Main R	00)					
Soffits  Expand Strain Stanl	100%		LIFE	* *	5	\$2.200	
Exposed Struc: Steel nterior	10070		LIFE		3	\$2,200	
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$6,300	
Ceramic Tile	2%		2044	* *	5	\$300	
Vinyl Tile	88%		2040	* *	3	\$4,800	
Interior Walls	0070		2040			φτ,σσσ	
Ceramic Tile	3%		2044	* *	5	\$500	
Concrete Masonry Unit	95%		LIFE	* *	5	\$11,500	
Gypsum Board	2%		LIFE	* *	5-10	\$500	
Ceilings	2,0		<u> </u>		2 10	ΨΟΟΟ	
AcousTileSusp.Lay-In	90%		2048	* *	5	\$13,000	
Exposed Struc: Concrete			LIFE	* *	5-10	\$1,400	
Gypsum Board	2%		LIFE	* *	5-10	\$1,000	
Site Fnclosure	270		<i>L</i> 11 L		2 10	Ψ1,000	

Site Enclosure

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13326

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$6,800	2055	* *			
		issing Elem 1 : Side Yard	ents, Extent : Seve d	re, Area	Affected : 50%			
	Corrosion	/Rusting, E	xtent : Severe, Ared	a Affecte	d: 100%			
	Location	ı : Side Yard	d					
Metal: Cage/Fence	70%			LIFE	* *	10		
_	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	a : Roof						
	Explana	tion : Chair	n Link Fence					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,800	2048	* *			
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 5%			
	Location	ı : Side Yard	d					

lectrical	Current Rep	air Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	\$43,000	5	\$300	
	Other Observation, Exter	ıt : N/A, Area Affected :	100%			
	Location: Electrical Re	oom				
	Explanation: Main Ser	vice Disconnect Switch	Rated At 600 Ampe	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$43,000	5	\$300	
Raceway						
Conduit	95%	2035	\$34,700	1		
Conduit	5%	2055	* *	1		
Panelboards						
Fused Disc Sw	5%	2051	* *	5		
Molded Case Bkrs	90%	2034	\$17,800	5	\$200	
Molded Case Bkrs	5%	2051	* *	5		
Wiring						
Thermoplastic	95%	2035	\$31,300	1		
Thermoplastic	5%	2055	* *	1		
Motor Controllers						
Locally Mounted	65%	2033	\$15,400	5		
Locally Mounted	30%	2040	* *	5		
Variable Frequency	5%	2048	* *			
Drive						

Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13326

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
LED	100%		2043	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$1,200	
Exit, Service	50%		2040	* *	1		
Exterior Lighting							
LED	10%		2043	* *			
No Component	90%						
Alarm							
Security System							
Generic	100%		2040	* *	1	\$3,600	
		ervation, Extent : N/A, Area	55				
		: Reading Areas, Lobby , O		imeter			
	Explana	tion : CCTV Surveillance Ca	ımera				
Fire/Smoke Detection							
Generic, Analog	100%		2040	* *	1-3	\$5,900	
		ervation, Extent : N/A, Area	Affected :	100%			
	Location	: Throughout The Building					
	Explanai	tion : Strobe Lights, Manual	Pull Static	ons, Alarm Bells, S	moke De	tectors, Horns	

echanical	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ating							
Energy Source							
Natural Gas	100%		2055	* *	1		
Conversion Equipment							
Hot Water Boiler	95%		2048	* *	1	\$4,500	
Hot Water Boiler	5% Now	\$2,500	2040	* *	1	\$200	
	Controller Not Work	ing, Extent : Moder	ate, Area	Affected: 100%			
		nt. Boiler Room, Bu ol. Heating Control			And Def	ective	
	Other Observation, I	Extent : Moderate, A	lrea Affe	cted: 20%			
	Location : 1st Floo Excessive Heat	r Office Area Too H	ot. Equi	pment Manually O	perated T	To Reduce	
	Explanation : Heat	ing Is Not Properly	Balance	rd			
Distribution							
Hot Wtr Piping/Pump	100%		2051	* *	4	\$700	
Terminal Devices							
Air Handler	40%		2040	* *	1	\$2,400	
	On Extended Life, Ex	ctent : Moderate, Ar	ea Affec	ted : 100%			
	Location : Basemer	at					
	Location : Basemer	u					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13326

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Controls							
Electrical	100%	2-4 \$5,300	2030	\$53,100			
	-	ning, Extent : Moderate, Area		d : 100%			
	Location	: Throughout. Defective Con	trols				
Air Conditioning							
Energy Source	1000/		2051	ماد ماد			
Electricity	100%		2051	* *	1		
Conversion Equipment	2001		2010	* *			
Reciprocating	90%		2040	* *	1	\$4,000	
Compr/Chiller	100/		2040	* *			
Split Unit	10%		2040	* *			
Distribution	1000/			* *		<b>015 5</b> 00	
Ductwork/Diffusers	100%		LIFE	* *	2	\$15,700	
Terminal Devices	1000/	0.0	2025	<b>***</b>		<b></b>	
Air Handler/Cool/Ht	100%	0-2 \$74,200	2035	\$185,400	1	\$5,400	
		ed Life, Extent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Basement					
Heat Rejection							
Dry Cooler	90%		2040	* *	2	\$6,000	
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,500	
Exhaust Fans							
Interior	60%		2035	\$25,400	2	\$200	
Roof	40%		2035	\$7,400	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2048	* *	1		
Sanitary Piping							·
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2030	\$1,900	4	\$300	
Fixtures							
Generic	100%						
Tankless Water Heater(POL	U)						
Gas Fired	100%		2030	\$32,100	2		
				. , ,			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : COLUMBUS BRANCH LIBRARY Address : 742 TENTH AVE. @W. 51 STREET

Borough : MANHATTAN Agency's Number : C03

Area Sq Ft : 11,554 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 29-Dec-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1060 Lot : 63 BIN : 1026706

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$244,500	\$12,800
Total	\$244,500	\$12,800
Importance Code A	\$244,500	\$12,800
Total	\$244,500	\$12,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$39,500		\$2,100	
Interior Architecture	\$42,600		\$3,000	\$600
Electrical	\$1,200	\$1,100	\$1,400	\$1,100
Mechanical	\$9,500	\$1,200	\$3,700	\$900
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$100,100	\$9,500	\$17,400	\$9,900
Importance Code A	\$40,000	\$600	\$2,600	\$600
Importance Code B	\$42,600	\$8,900	\$14,800	\$8,700
Importance Code C	\$17,400			\$600
Total	\$100,100	\$9,500	\$17,400	\$9,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13327

Architecture	Current	Repair	Future Replacement		t Maintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Masonry: Brick	40% Now	\$94,300	LIFE	* *	5	\$11,600	
	Diagonal Cracks, E Location : Corner	xtent : Severe, Area s Rear Of Building	Affected	: 10%			
	Joint Mortar Miss/E Location : East Fo	Erod, Extent : Severe acade	, Area Aj	ffected : 50%			
	Patching Evident, E Location : East Fo		Affected	: 30%			
	Worn/Eroded, Exten Location : East Fo	nt : Severe, Area Affe acade	cted : 25	5%			
Masonry: Granite	5%		LIFE	* *	5	\$2,200	
Masonry: Limestone	50% Now	\$56,400	LIFE	* *	5	\$10,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Over Main Entrance						
	Staining/Discoloring Location: Street I	-	e, Area A	ffected : 15%			
Stucco Cement	5% Now	\$4,100	2040	* *	5	\$1,800	
	Cracking/Crumblin	g, Extent : Moderate	, Area Aj	ffected : 10%			
	Location: Bulkhe	ads And Roof Side P	arapet W	Valls			
	Diagonal Cracks, E	xtent : Moderate, Ar	ea Affect	ted : 10%			
	Location: Bulkhe	ads And Roof Side P	arapet W	Valls			
Windows							
Aluminum	68%		2043	* *	5	\$2,900	
Aluminum	30%		2043	* *	5	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Street I	Level					
	Explanation: Pro	tective Metal Grilles					
Metal Louvers	2%		2044	* *	10	\$500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13327

Architecture	Current Repair	Future Replacement Maintenance			
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Parapets					
Masonry: Brick	15% Now \$23,500 Cracking/Crumbling, Extent: Severe, And Location: Parapet Wall Diagonal Cracks, Extent: Severe, Area Location: Street Facade Interior Wall Joint Mortar Miss/Erod, Extent: Severe Location: Rear Of Building Parapet W Spalling, Extent: Severe, Area Affected Location: Rear Of Building Other Observation, Extent: Severe, Area	Affected : 20%  Area Affected : 80%  Valls At Upper Roof  : 80%  a Affected : 100%	5	\$200	1
	Location: Rear Of Building Upper Ro				
	Explanation : Wall Appears To Be Stru	ıcturally Unstable			
Masonry: Brick	45% Now \$70,400 Diagonal Cracks, Extent: Severe, Area Location: Interior Face Of Parapet Joint Mortar Miss/Erod, Extent: Severe Location: Throughout Loose Units, Extent: Severe, Area Affector Location: Rear Facade Miss/Damaged Flashings, Extent: Severe Location: Throughout Spalling, Extent: Severe, Area Affected Location: Throughout Vertical Cracks, Extent: Severe, Area Affected Location: Corners	ted: 15%  re, Area Affected: 50%  re, Area Affected: 20%  : 50%	5	\$600	1
Masonry: Limestone	10% Now \$15,300  Joint Mortar Miss/Erod, Extent: Severe Location: Coping  Caulking Deteriorated, Extent: Severe, Location: Coping  Vegetation Growth, Extent: Severe, Area Location: Throughout  Worn/Eroded, Extent: Severe, Area Affe Location: Throughout	Area Affected : 25% a Affected : 20%	5	\$200	1
Metal Panel	5%	2055 **	5	\$200	
Metal: Cage/Fence	25% Now \$3,700 Corrosion/Rusting, Extent : Severe, Area Location : Throughout	2055 ** a Affected : 25%	5	\$1,000	1
	Deteriorated Finish, Extent : Severe, Art Location : Throughout	ea Affected : 35%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13327

Architecture		Current I	Repair	Futur	e Replacement	cement Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior Roof								
Modified Bitumen	90%	Now	\$11,500	2040	* *			
Wodiffed Bitainen			derate, Area Affecte					
		: Upper Ro	***					
	Debris Pr	esent, Exter	ıt : Moderate, Area	Affected	: 15%			
	Location	: At Roof I	Drains					
	-	Growth, E	xtent : Moderate, A	Area Affeo	cted: 20%			
		_	oui xtent : Severe, Area	. Affastad	. 50/			
	Location	: Second I	stent : Severe, Area Floor Childrens Off					
Modified Bitumen		Now	\$3,800	2035	\$12,800			1
			xtent : Severe, Area		: 20%			
	Location	: At Roof I	Penetration. Lower	Roof				
nterior								
Floors Carpet	2%			2034	\$6,200	3	\$500	
Cast in Place Concrete	5%			LIFE	\$0,200 * *	5	\$3,900	
Mosaic Tile	5%			2048	* *	5	\$2,200	
Marble Panels	3%	4+	\$2,300	LIFE	* *	5	\$400	
Marole 1 dileis	Cracking/		Extent : Moderate		fected : 10%	3	ψ100	
Slate	5%			LIFE	* *	5	\$1,900	
Vinyl Tile	80%			2040	* *	3	\$5,300	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$1,300	
Glass: Single Pane	5%			LIFE	* *	5	\$1,900	
Gypsum Board	25%			LIFE	* *	5-10	\$11,000	
Plaster	65%			LIFE	* *	5-10	\$14,300	
Ceilings								
AcousTileSusp.Lay-In		Now	\$1,100	2048	**	5	\$1,700	
			Extent : Severe, A	rea Affect	ted: 2%			
		: Third Flo	**	. 1 20	,			
			: Severe, Area Affe Floor Children Offi		)			
T 10 0			Toor Chilaren Offi		ate ate	<b>7.10</b>	<b>#4.200</b>	
Exposed Struc: Concrete				LIFE	* *	5-10	\$4,300	
Fiber Board	10%			2040	* *	5.10	ф11 000	
Gypsum Board	20%	<b>N</b> I	¢7.700	LIFE	* *	5-10	\$11,800	
Plaster	30%		\$7,700 Extent : Severe, Ar	LIFE		5	\$3,200	
	Location	: First Flo	or Library Area At	Rear				
			xtent : Severe, Area oor Library And Th					
ite Enclosure								
Fence/Gates					-			
Chain Link	100%			2055	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13327

Architecture	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Retaining Walls							
Masonry: Brick	100%		2045	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2048	* *			

Electrical	Current Repa	ir Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment	1000/	2015		_			
Fused Disc Sw	100%	2045	**	5	\$100		
	Other Observation, Extend Location : Electrical Ro		: 100%				
			, G : 1				
G ': 1 / G ': 11 1	Explanation: One 800 A	mpere Main Disconne	CI SWIICH				
Switchgear / Switchboard	1000/	2045	* *	5	\$100		
Fused Disc Sw	100%	2045		5	\$100		
Raceway Conduit	100%	2045	* *	1			
Panelboards	100%	2043		1			
Fused Disc Sw	5%	2043	* *	5			
Molded Case Bkrs	95%	2043	* *	5	\$300		
Wiring	9370	2043			\$300		
Thermoplastic	100%	2045	* *	1			
Motor Controllers	10070	2043		1			
Locally Mounted	50%	2040	* *	5			
Variable Frequency	50%	2048	* *	3			
Drive	3070	2010					
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$300		
Lighting							
Interior Lighting							
LED	100%	2043	* *				
Egress Lighting							
Emergency, Battery	50%	2043	* *	10	\$1,400		
Exit, LED	50%	2070	* *	1			
Exterior Lighting							
LED	20%	2043	* *				
No Component	80%						
Alarm							

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13327

Electrical	Current Repair	Future Re	eplacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year   Est   FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
Generic	50%	2040	* *	1	\$2,200			
	Other Observation, Extent:	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout The	Building						
	Explanation : CCTV Surve	illance Cameras						
Generic	50%	2040	* *	1	\$2,200			
	Other Observation, Extent:	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Reading Area A	nd Exit Doors						
	Explanation : Intrusion Ald	arm And Motion Sensor						
Fire/Smoke Detection								
Generic, Digital	100%	2040	* *	1-3	\$7,100			
, 6	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The							
	Explanation : Strobes, Bell	, Horn, Smoke Detector,	Fire Alarm Pa	nel And	Pull Station Box			

Mechanical		Current Repair	Fu	Future Replacemen		Maintenance		
System Component Type	% of I Total	Fail Date Estimate (Years)	d Cost Yea		Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%		205	5	* *	1		
Conversion Equipment								
Furnace	50%		204	0	* *	1	\$2,900	
	Other Obse	rvation, Extent : Mo	derate, Area A	ffect	ed : 100%			
	Location:	Roof						
	Explanation	on: 2 Units						
Hot Water Boiler	50%		204	8	* *	1	\$2,900	
Distribution								
Hot Wtr Piping/Pump	80%		205	1	* *	4	\$700	
Hot Wtr Piping/Pump	20%	0-2 \$	3,000 206	0	* *	4	\$100	
1 0 1	Controller 1	Not Working, Extent	: Moderate, A	rea A	lffected : 100%			
	Location :	: Throughout, Defect	ive Thermosta	t And	d Heating Contro	l Problei	n	
Terminal Devices								
Convector/Radiator	100%		204	0	* *	1	\$3,700	
Air Conditioning								
Energy Source								
Electricity	100%		205	1	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13327

Mechanical	Current Repair	nt Repair Future Repl		М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning  Conversion Equipment  Interior Pkg Unit -  Cooling	30%	2036	* *	2	\$200	
· ·	Other Observation, Extent : Light, A Location : Basement Explanation : 2 Units. R410a					
Ext Pkg Unit - Heating/Cooling	70%	2040	* *	2	\$500	
	R-22 Refrigerant, Extent : Moderate Location : 3 Units	, Area Affected :	100%			
Heat Rejection	1000/	2040	* *	2	<b>#9.000</b>	
Dry Cooler Ventilation	100%	2040	· · ·	2	\$8,000	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,200	
Exhaust Fans	10070	EH E			Ψ10,200	
Roof	70%	2040	* *	2	\$300	
Roof	30%	2040	* *	2	\$100	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2048	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2035	\$16,900	2		
	Recent Installation, Extent: N/A, Art Location: Mechanical Room	ea Affected : 100	0%			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light, A Location: Basement To Second Flo	00	00%			
	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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : COUNTEE CULLEN BRANCH LIBRARY

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 01-Sep-2020 Landmark Status : NONE

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

Block : 1920 Lot : 26 BIN : 1058275

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$857,200	
Interior Architecture		\$507,100
Electrical		\$35,500
Mechanical		\$59,100
Total	\$857,200	\$601,700
Importance Code A	\$857,200	
Importance Code B		\$375,600
Importance Code C		\$226,100
Total	\$857,200	\$601,700

Total	\$101,700	\$73,800	\$163,000	\$17,300
Importance Code C	\$6,000			
Importance Code B	\$34,800	\$71,700	\$160,900	\$15,200
Importance Code A	\$60,900	\$2,100	\$2,100	\$2,100
Total	\$101,700	\$73,800	\$163,000	\$17,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$2,100			
Mechanical	\$5,900	\$24,400	\$6,700	\$7,500
Electrical	\$12,400	\$24,900	\$2,300	\$1,800
Interior Architecture	\$15,300	\$17,300	\$146,800	\$800
Exterior Architecture	\$58,800			
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4221

rchitecture	Current Repair	Future Replacement Maintenance				
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior			•			•
Exterior Walls						
Masonry: Brick	25% Now \$72,300 Loose/Delam Surface, Extent : Severe, A	LIFE rea Affected : 15%	* *	5	\$8,900	
	Location: Front Entry Facade	1000/				
	Sidewalk Shed in Use, Extent : Severe, A Location : Entry Facade. Due To Loos		Stones			
	Other Observation, Extent: N/A, Area A		Siones			
	Location: Entry Facade	<i>,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Explanation: Scaffolding Erected Due	To Loose And Delar	ninatin	g Stones		
Masonry: Brick	65% Now \$188,100	LIFE	* *	5	\$23,100	
	Joint Mortar Miss/Erod, Extent : Moder	ate, Area Affected : 3	50%			
	Location: East Facade, West Facade					
	Recent Repair Evident, Extent: N/A, Ar	ea Affected : 5%				
	Location : Chimney Worn/Eroded, Extent : Moderate, Area A	Iffacted . 250/				
	Location: West Facade, East Facade	ijjeciea . 2576				
Pre-Cast Concrete	3% Now \$7,600	LIFE	* *	5	\$3,500	1
rie-Casi Coliciete	Broken/Missing Elements, Extent : Seve			3	\$5,500	1
	Location : Window Details. Above Ma			le		
Slate Panels	5% Now \$81,900	LIFE	* *	5	\$1,300	
	Broken/Missing Elements, Extent: Seve		00%		<b>,</b> ,	
	Location: Window Sills. Located In E	ast, West And South I	<sup>F</sup> acade	S		
	Cracking/Crumbling, Extent: Severe, A	**				
	Location: Window Sills. Located In E		Facade	S		
	Spalling, Extent: Severe, Area Affected		Eacado			
337 1	Location: Window Sills. Located In E		* * *		<b>#1.000</b>	1
Wood	2% Now \$15,200 Dry Rot/Decay, Extent : Severe, Area Af	2052 Factad : 100%	* *	5	\$1,800	1
	Location: Trim At Windows. Located		uth Fac	cades		
Windows						
Aluminum	40% Now \$18,600	2048	* *	5	\$2,000	
	Hardware Missing, Extent : Moderate, A	1rea Affected : 10%				
	Location: 3rd Floor Windows					
	Unit Inoperable, Extent : Moderate, Are	a Affected : 10%				
	Location: 3rd Floor Windows					
Steel	60% 0-2 \$263,700	2057	* *	5	\$36,900	1
	Corrosion/Rusting, Extent: Severe, Area Location: East Facade, West Facade	a Affectea : 35%				
	Deteriorated Finish, Extent : Severe, Ar	ea Affected · 100%				
	Location: East Facade, West Facade	. 1111ecica . 100/0				
	Thermally Inefficient, Extent: Moderate	, Area Affected : 100	0%			
	Location : East Facade, West Facade	50				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4221

rchitecture	Current Rep	air F	uture Replacement	M						
ystem Component Type	% of Fail Date Es Total (Years)		ar Estimated Cost Y	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
xterior										
Parapets										
Cast Stone/Terra Cotta	5%	LI		5	\$1,700					
Masonry: Brick	25% Now	\$13,900 LI		5	\$1,100					
	Loose/Delam Surface, E.		ea Affected : 25%							
	Location: Interior Fac									
		Misaligned/Bulging, Extent: Light, Area Affected: 20%								
	Location: North Parap		250/							
	Spalling, Extent: Moder		23%							
	Location: Interior Fac		1 1000/							
	Other Observation, Exte		ea : 100%							
	Location: North Parag									
M D'1	Explanation: Netting I		FF **		Φ2.000					
Masonry: Brick	63% Now	\$70,000 LI	LE	5	\$2,800					
	Joint Mortar Miss/Erod, Location: East And Wo		Area Affectea : 50%							
	Misaligned/Bulging, Ext	•	Affactad : 250/							
	Location: Throughout	eni . Moderdie, Arec	Affected . 2570							
	Spalling, Extent: Moder	ata Araa Affactad :	25%							
	Location: East And We	**	2370							
	Worn/Eroded, Extent : M	•	red · 35%							
	Location: East And We		ca . 3370							
Masonry: Limestone	2% Now	\$2,200 LI	FF **	5	\$100					
Masoniy. Linestone	Joint Mortar Miss/Erod,			3	\$100					
	Location: Coping At F		***							
	Caulking Deteriorated, I									
	Location: Coping At F		**							
Metal Security Bars	2% Now	\$3,500 20				1				
Wiciai Security Bars	Corrosion/Rusting, Exten		. —			1				
	Location : At Roof Ove	***	. 5070							
	Loose/Miss Fasteners, E		rea Affected · 25%							
	Location : At Roof Ove		ca ny cerea . 2570							
Matal: Caga/Fanas	3% Now	\$600 20	37 **	5	\$400					
Metal: Cage/Fence	3% NOW Corrosion/Rusting, Exten		31	S	\$400					
	Location : At West Par		1 јестен . 25/0							
	Deteriorated Finish, Ext		Affected · 25%							
	Location: At West Par		1 1111 естей . 25/0							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4221

Architecture		Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	020/	NI	¢1.67.200	2042	* *			1
Modified Bitumen		Now	\$167,300 ere, Area Affected :	2042				1
		: Over Thi		2370				
			ra 14001 nt : Severe, Area A <u>f</u>	facted .	25%			
		: Under D		jecieu . 2	2370			
			unnage tent : Light, Area A	ffected ·	10%			
	_	: Through	-	ggeerea .	1070			
		_	derate, Area Affec	ted : 50%	ó			
	_	: Over Thi						
	Seams Ope	n/Split, Ex	tent : Severe, Area	Affected	! : 25%			
	Location	: Over Thi	rd Floor					
Panel/Paver: Cer/Brk	5%	Now	\$11,100	2062	* *			
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	: Small Se	ction Over Mezzan	ine				
	Miss/Dama	aged Flash	ings, Extent : Mod	erate, Ar	rea Affected : 25%			
	Location	: Small Se	ction Over Mezzan	ine				
	-		xtent : Severe, Are	a Affecte	d : 15%			
		: Mezzanir						
			: Moderate, Area A		25%			
		: Small Se	ction Over Mezzan		di di		*****	
Skylight, Metal/Glass	2%			2042	* *	10	\$1,100	
Soffits Stucco Cement	100%			2037	* *	5		
nterior	10070			2037				
Floors								
Carpet	20%			2028	\$142,700	3	\$12,200	
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2035	\$113,800	5	\$2,000	
Terrazzo	5%	0-2	\$9,400	LIFE	* *	5	\$1,600	
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Stairs						
	Worn/Erod	ed, Extent	: Moderate, Area A	Affected .	5%			
	Location	: Lobby A	nd Stairs					
Vinyl Tile	15%			2032	\$167,200	3	\$3,100	
Wood	50%			2060	* *	5	\$38,200	
Interior Walls								
Ceramic Tile	3%			2035	\$173,800	5	\$3,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,100	
Gypsum Board	82%			LIFE	* *	5	\$52,300	
Plaster	10%	Now	\$5,100	LIFE	* *	5	\$3,200	
	_	_	Extent: Moderate	-	-			
					d Research Library	,		
			xtent : Moderate, A					
	Location	: Basemen	ı stair Between Br	anch An	d Research Library	,		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4221

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2037	* *	5	\$34,600	
Gypsum Board	10%			LIFE	* *	5	\$5,100	
Plaster	5%			LIFE	* *	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,100	2037	* *			
	U	Crumbling, 1 : 136th Sti	Extent : Moderate reet	, Area Aj	ffected : 5%			
On-Site Walkways								
Steel Grating	100%	0-2	\$900	2042	* *	1		
C	Uneven Sı	ırface, Exte	ent : Moderate, Are	a Affecte	ed : 10%			
	Location	i : Front Fa	cade					

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	\$21,500	5	\$100	
Molded Case Bkrs	50%			2032	\$21,500	5	\$300	
Raceway								
Conduit	90%			2032	\$32,800	1		
Conduit	10%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	\$1,500	5		
Molded Case Bkrs	75%			2031	\$22,200	5	\$500	
Molded Case Bkrs	20%			2031	\$5,900	5	\$100	
Wiring								
Thermoplastic	80%			2032	\$26,400	1		
Thermoplastic	20%			2042	* *	1		
Motor Controllers								
Locally Mounted	50%			2030	\$35,500	5	\$100	
Locally Mounted	50%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,300	LIFE	* *	5	\$300	
		Extent : Mo : Basement	oderate, Area Affec t	eted : 100	0%			

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4221

Electrical	Current Rep	air Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	5%	2027	\$12,900	10	\$1,100		
	Other Observation, Exter	ıt : N/A, Area Affected	100%				
	Location: Basement						
	Explanation: T-8 Lamp	DS .					
Fluorescent	2%	2037	* *	10	\$400		
	Other Observation, Exter	nt : N/A, Area Affected	100%				
	Location: Lobby						
	Explanation: Compact	Fluorescent Lights					
Fluorescent	3%	2027	\$7,700	10	\$600		
	Other Observation, Exter	nt : N/A, Area Affected	100%				
	Location: Basement						
	Explanation: T-12 Lan	ıps					
LED	90%	2040	* *				
Egress Lighting							
Emergency, Battery	50%	2040	* *	10	\$2,800		
Exit, Service	50%	2040	* *	1			
Exterior Lighting							
LED	5%	2040	* *				
No Component	95%						
Alarm							
Security System							
No Component	40%						
Generic	60%	2040	* *	1	\$5,200		
		Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Reading Areas, Hallways, Staircase						
	Explanation : CCTV Su	rveillance Cameras					
Fire/Smoke Detection	1000/		a ·		<b></b>		
Generic, Analog	100%	2037	**	1-3	\$14,400		
	Other Observation, Exter		100%				
	Location: Throughout	-					
	Explanation : Strobe Li	ghts, Manual Pull Stat	on, Alarm Bells, Sn	noke Det	ectors And Horns		

<b>Mechanical</b>	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment						
Furnace	20%	2037	* *	1	\$2,300	
Steam Boiler	80%	2049	* *	1	\$18,500	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Boiler Room					
	Explanation: 4 Units					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4221

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating		<b>.</b>				
Distribution						
Steam Piping/Pump	80%	2042	* *			
No Component	20%					
Terminal Devices						
Air Handler	30%	2037	* *	1	\$4,300	
Convector/Radiator	50%	2037	* *	1	\$3,800	
No Component	20%				4-,	
Air Conditioning	•					
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Reciprocating Compr/Chiller	75%	2037	* *	1	\$8,100	
Compil Chinici	Other Observation, Extent : N	/A. Area Affected : 1	00%			
	Location : Roof	,,,,				
	Explanation : R-410a					
Exterior Pkg Unit - Cooling	25%	2037	* *	2	\$400	
Cooling	Other Observation, Extent : N	/A Area Affected : 1.	00%			
	Location: Roof	л, лгей лујестей . Т	0070			
	Explanation : Refrigerant Ty	vna 410a				
Terminal Devices	Explanation . Refrigerant 19	pe 410a				
Air Handler/Cool/Ht	75%	2037	* *	1	\$10,800	
No Component	25%	2037		1	\$10,800	
Heat Rejection	2370					
Air Cooled Condenser	75%	2037	* *	2	\$12,200	
Unit	7370	2037		2	\$12,200	
No Component	25%					
Ventilation Ventilation	23/0					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$13,000	
Exhaust Fans	100/0	LILE		2.5	Ψ13,000	
Interior	70%	2037	* *	2	\$500	
Roof	30%	2037	* *	2	\$200	
Plumbing	5070	2031			Ψ200	
H/C Water Piping						
Brass/Copper	80%	2042	* *	1		
Galvanized Steel	20%	2030	\$59,100	1		
Water Heater With Tanks		2030	Ψυν,100	-		
Gas Fired	100%	2027	\$16,900	2		
Sanitary Piping	100,0	2027	<b>\$10,700</b>			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	<u> </u>				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	100/0	DII D		1		
Sump Fump(s) Submersible	100%	2026	\$700	4	\$700	
Submersible	10070	2020	\$700	7	\$700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 COUNTEE CULLEN BRANCH LIBRARY

Asset #: 4221

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location: Basement, 1st, Mezzanine,	2nd, 3rd Floor		
	Explanation: One Unit, Under Repair	iring		
Fire Suppression				
Sprinkler				
No Component	85%			
Generic	15%	2042 **	1-2 \$1,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : DONGAN HILLS BRANCH LIBRARY
Address : 1617 RICHMOND RD. @ LIBERTY AVE.

Borough : STATEN ISLAND Agency's Number : D01

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 04-Apr-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 883 Lot : 8 BIN : 5022895

#### **CAPITAL**

Total

Importance Code

Total

\$18,400 \$23,100 \$21,200	\$400 \$1,400	\$400 \$4,100	\$700 \$2,300 \$200
	*	*	•
\$18,400	\$400	\$400	\$700
\$62,700	\$1,800	\$4,400	\$3,200
\$18,600			
\$10,400			
\$4,400	\$1,100	\$2,600	\$900
\$1,000	\$700	\$700	\$900
\$10,100		\$1,100	\$1,000
\$18,000			\$400
FY 2026	FY 2027	FY 2028	FY 2029
	\$18,000 \$10,100 \$1,000 \$4,400 \$10,400 \$18,600	\$18,000 \$10,100 \$1,000 \$4,400 \$10,400 \$18,600	\$18,000 \$10,100 \$1,000 \$1,000 \$4,400 \$1,100 \$1,100 \$2,600 \$10,400 \$18,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13328

Architecture		Current l	Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	000/			LIEE	* *	_	¢22.500	
Masonry: Brick Panel: Limestone	80% 20%	0-2	\$5,200	LIFE LIFE	* *	5 5	\$23,500 \$2,200	
raner. Limestone			\$5,200 Extent : Light, Are			3	\$2,200	
	_	_	ncade Upper Wall	и пусск	ca . 570			
Windows								
Aluminum	100%			2034	\$35,100	5	\$700	
			Extent : Light, Area	Affected	: 100%			
		: Through						
-	Explana	tion : Theri	nally Inefficient					
Parapets	1.007			LIPP	* *	£ 10	ቀሰሰሳ	
Masonry: Limestone	10% 90%			LIFE	* *	5-10	\$900	
Metal Panel Roof	90%			2055		5	\$2,700	
Modified Bitumen	100%			2040	* *	10	\$21,600	
Modified Bitumen		esent Exter	nt : Light, Area Affe		%	10	\$21,000	
	Location				. •			
Soffits		-						
Masonry: Limestone	100%			LIFE	* *	5	\$400	
Interior								
Floors	100/			• • • • •		_	4	
Carpet	10%			2031	\$20,000	3	\$2,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,500	
Ceramic Tile	5%			2044	* *	5	\$600	
Vinyl Tile	80%			2040	* *	3	\$3,400	
Interior Walls Ceramic Tile	5%			2044	* *	5	\$300	
Concrete Masonry Unit	95%			LIFE	* *	5 5	\$5,100	
Ceilings	9370			LIFE			\$3,100	
Acous Tile Conceal SpLn	25%	2-4	\$900	2040	* *	5	\$1,800	
ricous fine conceans pen			nents, Extent : Ligh		ffected : 2%	J	Ψ1,000	
		: Offices	, 3	, ,				
AcousTileSusp.Lay-In	65%	2-4	\$2,400	2048	* *	5	\$3,700	
riceas mesasp.Eay m			nents, Extent : Ligh		ffected : 5%	J	Ψ2,700	
		-	ical Rooms					
Exposed Struc: Steel	5%			LIFE	* *	10	\$1,100	
Gypsum Board	5%			LIFE	* *	5-10	\$2,000	
Site Enclosure						-	¥ )¥	
Fence/Gates								
Aluminum Picket	100%			2045	* *			
Free Standing Walls								
Masonry: Brick	100%			2045	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13328

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%		\$10,400	2055	* *			
	_	_	Extent: Moderate	, Area A	ffected : 5%			
	Location	ı : North Pe	erimeter Wall					
	Other Obs	ervation, E	Extent : Moderate, A	l <i>rea Affe</i>	ected : 75%			
	Location	Location : Rear And Side Of Building						
	Explana	tion : Veget	ation Growth					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	75%	Now	\$18,600	2038	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 50%			
	Location	i : Rear And	d Side Of Building					
Cast in Place Concrete	25%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	30%			2040	* *			
Pavers/Stone	70%			2038	* *			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: North Si	de Parking Lot	-				
		tion : Crusi	-					

lectrical	Current Repa	air Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2055	* *	5	\$200	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Electrical Ro	oom				
	Explanation: 400 Ampe	ere Main Service Molde	d Case Circuit Bre	aker In T	The Switchboard.	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$200	
Raceway						
Conduit	75%	2035	\$27,400	1		
Conduit	25%	2055	* *	1		
Panelboards						
Molded Case Bkrs	25%	2051	* *	5	\$100	
Molded Case Bkrs	75%	2034	\$14,800	5	\$100	
Wiring						
Thermoplastic	95%	2045	* *	1		
Thermoplastic	5%	2055	* *	1		
Motor Controllers						
Locally Mounted	20%	2048	* *	5		
Variable Frequency	80%	2048	* *			
Drive						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13328

Electrical	Current Repai	r Futur	Future Replacement Ma		nt Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Boiler Room							
	Explanation : Water Main	n Pipe Is Grounded						
Lighting								
Interior Lighting					****			
Fluorescent	1%	2030	\$800	10	\$100			
	T-12 Lamps And Fixtures, I Location : Electrical Ana		**					
LED	99%	2043	* *					
Egress Lighting								
Emergency, Battery	50%	2043	* *	10	\$900			
Exit, LED	50%	2070	* *	1				
Exterior Lighting								
LED	20%	2043	* *					
No Component	80%							
Alarm								
Security System								
Generic	100%	2043	* *	1	\$2,800			
	Other Observation, Extent							
	Location: Throughout The Building							
	Explanation : CCTV Syst	em And Intrusion Alar	rm					
Fire/Smoke Detection								
Generic, Digital	100%	2035	\$19,200	1-3	\$4,800			

<b>Nechanical</b>	Current Repair	Future	Future Replacement		aintenance		
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating							
Energy Source							
Natural Gas	100%	2055	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2052	* *	1	\$3,700		
	Other Observation, Extent: N/A, A	Area Affected : .	100%				
	Location: Boiler Room						
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%	2043	* *	4	\$600		
Terminal Devices							
Convector/Radiator	30%	2040	* *	1	\$700		
No Component	70%						
•	Other Observation, Extent: N/A, A	Area Affected : (	0%				
	Location:						
	Explanation : See Air Conditions	ing Section For	Air Handler Unit				

#### Air Conditioning

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13328

Mechanical	Current	Current Repair		Future Replacement		aintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning									
Energy Source									
Electricity	100%		2051	* *	1				
Conversion Equipment									
Split Unit	100%		2040	* *					
	R-410a Refrigerant,	_	Affected	d : 100%					
	Location: 1 Unit C	n Roof							
Terminal Devices									
Air Handler/Cool/Ht	100%		2040	* *	1	\$4,600			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: 1st Floor Mechanical Room								
		or Air Handler Utili ler Associated With			And Ref	rigerant For			
Heat Rejection									
Air Cooled Condenser	100%		2040	* *	2	\$5,200			
Unit									
Ventilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600			
Exhaust Fans									
Interior	60%		2040	* *	2	\$100			
Roof	40%		2040	* *	2	\$100			
Plumbing									
H/C Water Piping									
Brass/Copper	100%		2045	* *	1				
Water Heater With Tanks									
Gas Fired	100%		2033	\$16,900	2				
	Other Observation, I		ffected :	100%					
	Location: 1st Floo								
	Explanation : 30 G	allon Water Heater							
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Fixtures									
Generic	100%								

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : EASTCHESTER BRANCH LIBRARY
Address : 1385 EAST GUN HILL RD. @DEWITT PL.

Borough : BRONX Agency's Number : E01

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 12-Apr-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4762 Lot : 22 BIN : 2061767

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$22,100		\$1,200	
Interior Architecture	\$6,000	\$1,000	\$800	\$300
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$4,900	\$1,500	\$3,100	\$1,300
Total	\$33,900	\$3,200	\$6,000	\$2,300
Importance Code A	\$22,500	\$400	\$1,600	\$400
Importance Code B	\$8,800	\$2,900	\$4,400	\$2,000
Importance Code C	\$2,500			
Total	\$33,900	\$3,200	\$6,000	\$2,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Asset #: 13329

rchitecture	Current Repair		Future Replacement		Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	\$29,600	
Masonry: Limestone	5%			LIFE	* *	5	\$1,200	
Windows								
Aluminum	100%			2051	* *	5	\$1,000	
Parapets								
Masonry: Brick	65%			LIFE	* *	5-10	\$5,900	
Masonry: Limestone	15%		\$1,200	LIFE	* *	5	\$200	
	_		d, Extent : Severe,		ected : 100%			
	Location	i : Limestor	ne Coping Joints Fo	iiling				
Metal: Cage/Fence	20%			2048	* *	5-10	\$2,000	
Roof								
Modified Bitumen	100%			2040	* *	10	\$21,000	
erior								
Floors								
Carpet	15%			2034	\$29,400	3	\$2,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,400	
Ceramic Tile	5%			2044	* *	5	\$600	
Vinyl Tile	75%			2045	* *	3	\$3,100	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	\$4,100	
Glass: Single Pane	10%			LIFE	* *	5	\$900	
Ceilings								
AcousTileSusp.Lay-In	90%			2040	* *	5	\$10,100	
	_	Discoloring, 1 : Library 1	Extent : Light, Are Area	ea Affecte	ed : 10%			
Exposed Struc: Steel	10%			LIFE	* *	10	\$2,200	
e Pavements								
Public Sidewalk Cast in Place Concrete	100%			2048	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2035 \$3,700	5	
	Other Observation, Extent: N/A, Area	a Affected : 100%		
	Location : Electrical Room			
	Explanation: Main Service Disconn	nect Switch Rated At 400 Amp	peres	
Switchgear / Switchboard				
Fused Disc Sw	100%	2035 \$43,000	5	
Raceway				
Conduit	90%	2035 \$32,800	1	
Conduit	10%	2055 **	1	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Asset #: 13329

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts									
Panelboards									
Fused Disc Sw	5%			2034	\$1,000	5			
Molded Case Bkrs	30%			2051	* *	5	\$100		
Molded Case Bkrs	65%			2034	\$12,900	5	\$100		
Wiring									
Thermoplastic	70%			2035	\$23,100	1			
Thermoplastic	30%			2055	* *	1			
Motor Controllers									
Locally Mounted	100%			2033	\$23,700	5	\$100		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$200		
ighting									
Interior Lighting									
LED	100%			2043	* *				
Egress Lighting									
Emergency, Battery	50%			2035	\$6,200	10	\$900		
Exit, Service	50%			2035	\$1,300	1			
Exterior Lighting									
LED	20%			2043	* *				
No Component	80%								
Alarm									
Security System									
Generic	100%			2043	* *	1	\$2,800		
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%				
	Location	i : Reading	Areas, Outside Per	imeter					
	Explana	tion : CCT	V Surveillance Cam	eras					
Fire/Smoke Detection									
Generic, Digital	100%			2043	* *	1-3	\$4,600		
_	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%				
	Location	i : Through	out The Building						
	Explana	tion : Strob	e Lights, Manual P	ull Stati	ons, Alarm Bells, S	moke De	tectors, Horns		

lechanical	Currer	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Natural Gas	100%		2055	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2048	* *	1	\$3,700	
Distribution							
Hot Wtr Piping/Pump	100%		2051	* *	4	\$600	
Terminal Devices							
Air Handler	100%		2040	* *	1	\$4,600	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Asset #: 13329

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Controls							
Electrical	100%		2033	\$41,300			
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Interior Pkg Unit -	90%		2036	* *	2	\$400	
Cooling							
Split Unit	10%		2040	* *			
Terminal Devices							
Air Handler/Cool/Ht	100%		2040	* *	1	\$4,600	
Heat Rejection							
Air Cooled Condenser	100%		2040	* *	2	\$5,200	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600	
Exhaust Fans							
Roof	100%		2040	* *	2	\$200	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2048	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2033	\$16,900	2		
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Mech	anical Room					
	Explanation : Or	ne 40 Gallon Water H	eater				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
No Component	95%						
Generic	5%		2040	* *	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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : EDENWALD BRANCH LIBRARY

Address : 1255 EAST 233RD ST. @DE REIMER AVE.

Borough : BRONX Agency's Number : E02
Program / Asset # : NPL0E02.000 / 13330 Yr Built/Renovated : 1973 /

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 06-Jun-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4956 Lot : 1 BIN : 2066596

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$230,000	
Mechanical		\$69,900
Total	\$230,000	\$69,900
Importance Code A	\$230,000	
Importance Code B		\$69,900
Total	\$230,000	\$69,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$30,100			
Interior Architecture	\$12,600		\$5,100	
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$6,000	\$2,300	\$4,100	\$2,100
Site Enclosure	\$14,300			
Site Pavements	\$1,200			
Total	\$64,900	\$3,000	\$10,100	\$2,900
Importance Code A	\$30,400	\$400	\$400	\$400
Importance Code B	\$29,000	\$2,600	\$9,600	\$2,500
Importance Code C	\$5,500		\$100	
Total	\$64,900	\$3,000	\$10,100	\$2,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

Architecture	Curre	Future	Replacement	M			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls Masonry: Brick Cavity	70% 0-2 Diagonal Cracks, Location: Near	\$16,000 Extent : Moderate, A Window Sill	LIFE rea Affecte	* * ed : 2%	5	\$9,300	
	-	h, Extent : Moderate, eimer Avenue Facade		eted : 2%			
Pre-Cast Concrete	30% Other Observation Location: All File Explanation: Po		LIFE Affected :	* *	5	\$25,800	
Windows							
Aluminum	100%		2051	* *	5	\$1,300	
Parapets Masonry: Brick Cavity Metal Panel	10% 90%		LIFE 2055	* *	5-10 5	\$600 \$2,900	
	Location : Main	n, Extent : N/A, Area . Roof ery Low Parapet Edge		90%			
Roof		, ,					
Modified Bitumen	Location: Throw Blisters, Extent: Location: Throw Seams Open/Split Location: Throw	nt : Severe, Area Affe ughout Roof Moderate, Area Affect ughout , Extent : Moderate, A ughout n, Extent : Moderate, A	ed : 25% Irea Affect	ed : 15%			
Floors							
Carpet	85%		2034	\$168,700	3	\$14,400	
Mosaic Tile	5%		2040	* *	5	\$1,400	
Vinyl Tile	10%		2040	* *	3	\$400	
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$300	
Concrete Masonry Unit	90%		LIFE	* *	5	\$4,300	
Gypsum Board	5%		LIFE	* *	5-10	\$500	
Ceilings AcousTileSusp.Lay-In	95% 4+ Water Penetration Location : Read	\$8,900 n, Extent : Light, Area ing Area	2048 Affected :	**	5	\$5,400	
Gypsum Board	5%		LIFE	* *	5-10	\$1,900	
Enclosure	<u> </u>					4-3- 30	
Fence/Gates							
Chain Link	-	\$1,800 Tlements, Extent : Mod e Gate In Rear Yard	2045 lerate, Are	* * va Affected : 2%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%	0-2	\$12,400	2055	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Rear Yard Property Line Wall								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2048	* *				
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$1,200	2048	* *				
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location	: Ramp Ra	ailing At Rear Is Se	parated	From Concrete Cu	rb			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%				
	Location	ı : Rear Yar	d And Side Yard						
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affeci	ed : 2%				
	Location	ı : Sideyard	, Ramp						
	Tripping I	Hazard, Ext	ent : Severe, Area A	Affected .	2%				
	Location	: Sideyard	' Area						

Electrical	Current Re	epair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	\$43,000	5	\$200	
	Other Observation, Ex	tent : N/A, Area Affected :	100%			
	Location : Electrical	Room				
	Explanation: Main S	Service Disconnect Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$43,000	5	\$200	
Raceway						
Conduit	100%	2035	\$36,500	1		
Panelboards						
Molded Case Bkrs	100%	2034	\$19,800	5	\$200	
Wiring						
Thermoplastic	100%	2035	\$33,000	1		
Motor Controllers						
Locally Mounted	100%	2033	\$23,700	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
LED	100%	2043	* *			
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$900	
Exit, Service	50%	2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Exterior Lighting							
LED	10%	2043	* *				
No Component	90%						
Alarm							
Security System							
Generic	100%	2040	* *	1	\$2,800		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Reading Areas, Outside Perimeter						
	Explanation: CCTV Surveillance Cameras						
Fire/Smoke Detection							
Generic, Digital	100%	2040	* *	1-3	\$4,600		
_	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Throughout The Building						
	Explanation: Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns						

Mechanical	Current Repair	pair Future Replacement		M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2048	* *	1	\$3,700	
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$600	
Terminal Devices						
Air Handler	50%	2035	\$69,900	1	\$2,300	
Convector/Radiator	45%	2048	* *	1	\$1,100	
Unit Heater - Steam	5%	2040	* *	4		
Controls						
Electrical	100%	2033	\$41,300			
Air Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		
Conversion Equipment						
Reciprocating Compr/Chiller	100%	2040	* *	1	\$3,500	
-	R-22 Refrigerant, Extent: Light,	Area Affected : 10	00%			
	Location: Roof. 2 Units					
	Other Observation, Extent : Light	t, Area Affected :	100%			
	Location : Roof					
	Explanation: 2 Units					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$12,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

Mechanical	Curi	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Dir	100%		2040	* *	1		
Expansion							
Heat Rejection							
Dry Cooler	100%		2035	\$34,100	2	\$5,200	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600	
Exhaust Fans							
Roof	100%		2040	* *	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2055	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2033	\$16,900	2		
		on, Extent : Light, Area	Affected	: 100%			
	Location : Med	chanical Room					
	Explanation:	One 40 Gallon					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : EPIPHANY BRANCH LIBRARY

Address : 228 EAST 23RD ST. NEAR THIRD AVE.

Borough : MANHATTAN Agency's Number : E03

Area Sq Ft : 16,218 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 12-May-2021 Landmark Status : NONE

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

Block : 903 Lot : 46 BIN : 1019661

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture Interior Architecture	\$258,800	\$152,800 \$232,600
Total	\$258,800	\$385,400
Importance Code A Importance Code B	\$258,800	\$152,800 \$232,600
Total	\$258,800	\$385,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$93,600			
Interior Architecture	\$44,800	\$1,100	\$262,500	\$1,100
Electrical	\$13,800	\$34,600	\$500	\$400
Mechanical	\$3,900	\$7,800	\$3,400	\$1,700
Site Pavements	\$3,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$166,500	\$50,700	\$273,600	\$10,400
Importance Code A	\$94,400	\$1,000	\$800	\$800
Importance Code B	\$47,600	\$49,700	\$272,800	\$9,600
Importance Code C	\$24,400			
Total	\$166,500	\$50,700	\$273,600	\$10,400



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13331

rchitecture	Current Re	pair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•		•				•
Exterior Walls							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$14,600	
Glass Block	5% Now	\$3,800	LIFE	* *	5	\$1,200	
	Water Penetration, Ext Location: 1st Floor I		rea Affec	ted : 5%			
Masonry: Brick	60% Now Cracking/Crumbling, E Location: Main Entra Joint Mortar Miss/Erod	ance l, Extent : Moder			5	\$22,400	
	Location : Main Entre						
Masonry: Granite	5% Now Joint Mortar Miss/Erod Location: Window Of Misaligned/Bulging, Ex Location: Window Of	penings At Base ctent : Moderate,	Of Buildi Area Affe	ng ected : 10%	5	\$1,400	
Masonry: Limestone	20% Now	\$116,300	LIFE	* *	5	\$5,600	
	Joint Mortar Miss/Eroc Location: 1st And 2n Staining/Discoloring, E Location: Street Face	d Floor Window Extent : Moderate	Headers	And Sills			
Metal Panel	3% Now	\$1,500	2042	* *	5	\$2,100	1
	Seams Open/Split, Exte Location: Front Face Water Penetration, Exte Location: 3rd Floor	ade Above Main . ent : Severe, Arec	Entrance 1 Affected	: 5%			
Window Wall	2% Now	\$2,200	2042	* *	5	\$1,400	
	Water Penetration, Extended Location: 1st Floor I		ı Affected	: 5%			
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Funct, Location: Front Face		2040 ate, Area	* * Affected : 20%	5	\$1,800	
Metal Louvers	5%		2035	\$10,500	10	\$1,200	
Parapets				-		-	
Cast Stone/Terra Cotta	10% 4+ Cracking/Crumbling, E Location: Street Face	ade		* * d : 10%	5	\$2,600	
	Spalling, Extent : Mode Location : Street Face		ea : 15%				
Masonry: Brick	85%		LIFE	* *	5	\$2,800	
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13331

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Roof									
Modified Bitumen		Now	\$45,800	2032	\$152,800				
		tent : Mod : Main Rod	lerate, Area Affecte of	d : 15%					
			y 1t : Moderate, Area	Affected	1 · 15%				
		: Main Roc		Пусстей	. 15/0				
	Drains Inac		, Extent : Moderate	e, Area Aj	ffected : 20%				
		xtent : Mo : Through	derate, Area Affect out	ed : 25%	Ó				
	Vegetation	Growth, E	xtent : Moderate, A	lrea Affe	cted : 20%				
	Location	: Upper A	nd Lower Roofs						
Skylight, Metal/Glass	2%			2042	* *	10	\$1,000		
Sloped Glazing	5%	Now	\$12,500	LIFE	* *	5	\$10,100		
		ouded, Ext : Entry Ca	tent : Moderate, Ard Inopy	ea Affecto	ed : 15%				
		ervation, E : Entry Ca	Extent : Severe, Ared Inopy	a Affected	d : 100%				
	Explanati	ion : No Ic	e Shields						
nterior									
Floors									
Carpet	60%			2028	\$255,300	3	\$21,800		
Vinyl Tile	35%	2-4	\$4,700	2032	\$232,600	3	\$3,200		
	_	_	Extent: Moderate						
		: Staff Kite	chen And Basemeni	Storage					
Wood	5%			2047	* *	5	\$2,300		
Interior Walls									
Glass: Single Pane	5%			LIFE	* *	5	\$1,600		
Gypsum Board	15%			LIFE	* *	5	\$3,800		
Masonry: Brick	15%	Now	\$23,900	LIFE	* *				
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
			ion Walls Adjacent						
			derate, Area Affect						
	Location	: Foundat	ion Walls Adjacent	To East 2	23rd Street				
D1 .	62%			LIFE	* *	5	\$7,900		
Plaster	02/0						Ψ1,000		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13331

Architecture		Current I	Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn			\$7,700	2045	* *	5	\$3,000	
	_	_	Extent : Severe, Ai					
			ıt And 1st Floor Re	_				
	Staining/L	Discoloring,	, Extent : Moderate	, Area A	ffected : 20%			
	Location	ı : Basemer	าt And 1st Floor Re	ading Ar	rea			
AcousTileSusp.Lay-In	10%			2045	* *	5	\$2,400	
Gypsum Board	5%			LIFE	* *	5	\$1,500	
Masonry: Vault Struct	5%	Now	\$8,500	LIFE	* *			
·		netration, E. 1 : Sidewalk	xtent : Moderate, A k Vault	rea Affe	cted : 20%			
Plaster	55%			LIFE	* *	5	\$8,300	
Wood	5%			LIFE	* *	5	\$10,600	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2042	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,700	2045	* *			
	_	0	Extent : Moderate		•			
	Location	ı : Sidewall	k Flags Proximate T	To Curb .	At Main Entrance			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$500	2045	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	ı : Rear Yar	d					

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	\$43,000	5	\$400	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location: Basement					
	Explanation : One 400 Ampere M	ain Disconnect	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2032	\$43,000	5	\$400	
Raceway						
Conduit	90%	2032	\$32,800	1		
<b>Under Construction</b>	10%					
Panelboards						
Fused Disc Sw	5%	2031	\$1,000	5		
Molded Case Bkrs	80%	2031	\$15,800	5	\$300	
Under Construction	15%		,			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13331

Electrical	Current Repair	Future R	Future Replacement Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Wiring Braided Cloth	40% 2-4 Insulation Aged, Extent : M Location : Throughout Th		* *	1		
Thermoplastic Under Construction	50% 10%	2032	\$16,500	1		
Motor Controllers Variable Frequency Drive	100%	2049	* *			
Fround						
Grounding Devices Generic	100%	LIFE	* *	5	\$200	
Lighting					,	
Interior Lighting Fluorescent	25%	2037	**	10	\$3,700	
	Compact Fluorescent Light, Location: Reading Area I		eciea : 100%			
Fluorescent	60%	2037	* *	10	\$8,900	
Photescent	T-8 Lamps And Fixtures, Ex Location : Basement, Seco	tent : Light, Area Affecte	ed : 100%	10	\$8,700	
LED	15%	2040	* *			
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$2,000	
Exit, Service	50%	2037	* *	1		
Exterior Lighting HID	100/	2027	¢7.500	10		
Incandescent	10% 10%	2027 2027	\$7,500 \$8,600	10 2		
No Component	80%	2027	\$6,000	2		
larm	0070					
Security System						
No Component	80%					
Generic	10%	2037	**	1	\$600	
	Other Observation, Extent : Location : Inside And Out Explanation : CCTV Surv	side	00%			
Generic	10% Other Observation, Extent: Location: Hallways, Read	2027 Light, Area Affected : 10 ding Area And Exit Door		1	\$600	
E'/C 1 D . / . /	Explanation: Intrusion Al	arm And Motion Sensor				
Fire/Smoke Detection No Component	70%					
Generic, Digital	30% Other Observation, Extent :		**	1-3	\$3,000	
	Location : Throughout Th Explanation : Strobe Ligh And Fire Alarm Panel		Alarm Bells, Si	noke Dei	tectors, Horns	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13331

Mechanical	Current Re	pair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment				de de		****	
Hot Water Boiler	100%		2049	**	1	\$8,000	
	Other Observation, Ext	O .	Ајјестеа :	100%			
	Location: Basement						
Distribution	Explanation: 1 New	Onii					
Hot Wtr Piping/Pump	100% Now	\$1,800	2040	* *	4	\$800	
Trot wit Tiping/Tump	Corroded, Extent : Mod				7	\$600	
	Location : Corroded						
Terminal Devices		0 1					
Air Handler	50%		2040	* *	1	\$5,000	
Convector/Radiator	50%		2037	* *	1	\$2,600	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Interior Pkg Unit -	40%		2036	* *	2	\$400	
Cooling							
	Other Observation, Ext	-					
	Location: One In Ba			Mechanical Room			
	Explanation: 2 New	Package Units. R					
Exterior Pkg Unit - Cooling	45%		2040	* *	2	\$400	
	Other Observation, Ext Location : 2nd Floor		Affected :	45%			
	Explanation: 1 New.	Package Unit. R-	410a				
Split Unit	5%		2040	* *			
	Other Observation, Ext	tent : Light, Area	Affected :	5%			
	Location: Roof						
	Explanation: 1 New	Unit. R-410a					
Window/Wall Unit	10%		2027	\$6,100	1		
Terminal Devices					_		
Fan Coil - 2 Pipe	5%		2040	* *	1	\$300	
No Component	95%						
Heat Rejection	50/		20.40	* *	2	<b>*</b> * * * * * * * * * * * * * * * * * *	
Evaporative Condenser	5%		2040	* *	2	\$600	
No Component	95%						
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,000	
Exhaust Fans	100/0		LIFE		2-3	\$9,000	
Interior	70%		2040	* *	2	\$400	
Roof	30%		2040	* *	2	\$200	
Plumbing	3070		2070			ΨΖΟΟ	

Plumbing

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2031	\$16,900	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2032	\$7,200	1	\$1,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location: Basement To	3rd Floor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	92%					
Generic	8%	2032	\$17,800	1-2	\$400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : FORT WASHINGTON BRANCH LIBRARY
Address : 535 WEST 179TH ST. NEAR AUDUBON AVE.

Borough : MANHATTAN Agency's Number : F01

Area Sq Ft : 15,158 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-Mar-2021 Landmark Status : NONE

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

Block : 2153 Lot : 53 BIN : 1063632

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,089,600	\$113,700
Interior Architecture	\$642,100	
Electrical	\$117,400	\$50,300
Mechanical	\$169,900	\$161,900
Total	\$2,019,000	\$325,900
Importance Code A	\$1,185,400	\$113,700
Importance Code B	\$570,100	\$212,200
Importance Code C	\$263,500	
Total	\$2,019,000	\$325,900

Total	\$301,300	\$105,000	\$30,600	\$11,100
Importance Code C	\$2,800			
Importance Code B	\$147,800	\$104,200	\$29,800	\$10,300
Importance Code A	\$150,800	\$800	\$700	\$700
Total	\$301,300	\$105,000	\$30,600	\$11,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$20,600			
Site Enclosure	\$1,800			
Mechanical	\$77,400	\$41,300	\$3,100	\$1,600
Electrical	\$10,900	\$55,900	\$400	\$400
Interior Architecture	\$32,700	\$700	\$19,900	\$1,900
Exterior Architecture	\$150,800			
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current Repair	Future Replacement	Maintenance		ture Replacement Mainten		
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
terior							
Exterior Walls	570/ N	000 IIFF **	-	Ф21 200	1		
Masonry: Brick	57% Now \$510, Diagonal Cracks, Extent : Severe, Location : Chimney		5	\$31,300	1		
	Joint Mortar Miss/Erod, Extent : S	Severe, Area Affected : 50%					
	Location: North And West Faca						
	Spalling, Extent : Severe, Area Aff Location : North And West Faca	des. 2nd And 3rd Stories					
	Worn/Eroded, Extent : Severe, Are Location : North And West Faca	des					
Masonry: Granite	5% Now \$96, Joint Mortar Miss/Erod, Extent : S Location : South Facade		5	\$2,100			
Masonry: Limestone	25% Now \$482, Joint Mortar Miss/Erod, Extent: S Location: South Facade		5	\$10,300			
	Misaligned/Bulging, Extent : Seve Location : South Facade	re, Area Affected : 5%					
	Staining/Discoloring, Extent : Mo Location : South Facade	derate, Area Affected : 25%					
Masonry: Sandstone	3%	LIFE **	5	\$1,200			
Metal Panel	10% Now \$18,		5	\$10,300	1		
	Deformed/Dented, Extent : Severe Location : Penthouse. Custodial	**					
	Deteriorated Finish, Extent : Seve Location : Penthouse. Custodial						
Windows							
Metal Louvers	5% Now \$8, Deformed/Dented, Extent : Severe Location : Louvers. All Facades	300 2047 ** , Area Affected : 50%					
Wood	95% Now \$13, On Extended Life, Extent : Severe, Location : Protective Metal Gril	Area Affected : 20%	5	\$23,900			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current Repair	Future Replacement	Future Replacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Parapets					
Masonry: Brick	83% Now \$49,600 Cracking/Crumbling, Extent : Modera Location : Interior Face	LIFE ** e, Area Affected : 10%	5	\$2,000	1
	Diagonal Cracks, Extent: Severe, Area Location: Northwest Corner And At Joint Mortar Miss/Erod, Extent: Mode	Dunnage Supports			
	Location: Interior Face	, 33			
	Spalling, Extent : Severe, Area Affected Location : All Parapet Walls	! : 25%			
Masonry: Limestone	5% 0-2 \$1,500 Joint Mortar Miss/Erod, Extent : Mode Location : South Facing Parapet Wa		5	\$200	
Masonry: Sandstone	2% Now \$300 Joint Mortar Miss/Erod, Extent: Mode Location: Coping At First Floor Par Other Observation, Extent: Moderate, Location: At First Floor Parapet Explanation: This Component Is Act	apets Area Affected : 100%	5	\$100	
Metal: Cage/Fence	5% 4+ \$600 Corrosion/Rusting, Extent: Moderate, Location: East Facade Deteriorated Finish, Extent: Moderate Location: East Facade		5	\$400	
Stucco Cement	5% Now \$700 Cracking/Crumbling, Extent: Severe, Location: Coping At East, West And Other Observation, Extent: Moderate, Location: Coping Explanation: Stucco Cement Has Be	North Parapet Walls Area Affected : 50%	5 onry Ston	\$200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 FORT WASHINGTON BRANCH LIBRARY

Asset #: 13332

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof				
Asphalt Shingle	15% Now \$6,200	2047 **		
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 10%		
	Location : Throughout			
	Worn/Eroded, Extent : Moderate, Area	Affected : 50%		
	Location : Throughout			
Modified Bitumen	82% Now \$45,500	2032 \$113,700		1
	Drains Clogged, Extent : Severe, Area A			
	Location : Upper Roofs			
	Gut/DS Non Func/Miss, Extent : Severe	. Area Affected · 30%		
	Location : Upper Roofs	,		
	Miss/Damaged Flashings, Extent : Seve	ore Area Affected . 25%		
	Location: Upper Roofs	re, med njjecica . 2570		
	Water Penetration, Extent : Severe, Area	a Affected : 15%		
	Location : At Capped Transom Windo			
Sloped Glazing	3% 2-4 \$6,300	LIFE **	5 \$5,100	
	Loose/Miss Fasteners, Extent : Modera	te, Area Affected : 20%		
	Location : Above Shaftway On Roof			

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13332

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior					
Floors					
Carpet	5% 2-4 \$2,000 Broken/Missing Elements, Extent : Light Location : Throughout	2028 \$19,900 t, Area Affected : 10%	3	\$1,700	
Cast in Place Concrete	10% Now \$3,800 Cracking/Crumbling, Extent: Moderate Location: Stairs Worn/Eroded, Extent: Moderate, Area A Location: Stairs		5	\$5,000	
Ceramic Tile	3% 2-4 \$15,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Worn/Eroded, Extent: Moderate, Area A Location: Throughout		5	\$300	
Cork Tile	15% Now \$81,600 Worn/Eroded, Extent : Moderate, Area A Location : Throughout 2nd Floor	2062 * * * Affected : 50%	5	\$1,500	
Quarry Tile	4%	2037 **	5	\$1,400	
Vinyl Tile	35% 2-4 \$65,200 Cracking/Crumbling, Extent: Light, Are Location: Throughout 1st Floor And S Uneven Substrate, Extent: Moderate, A Location: Throughout 1st Floor And S Worn/Eroded, Extent: Moderate, Area A Location: Throughout 1st Floor And S	Staff Areas rea Affected : 25% Staff Areas Affected : 50%	3	\$3,000	
Vinyl Tile 9" X 9"	13% Now \$11,700 Broken/Missing Elements, Extent: Seven Location: Third Floor And Basement Worn/Eroded, Extent: Severe, Area Affe Location: Throughout		3	\$1,100	
Wood	15% Now \$120,700 Dry Rot/Decay, Extent: Moderate, Area Location: Third Floor Apartment And Split/Cracked, Extent: Severe, Area Affe Location: Third Floor Apartment And Worn/Eroded, Extent: Moderate, Area A Location: Third Floor Apartment And	l Auditorium ected : 50% l Auditorium Affected : 50%	5	\$3,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13332

Architecture	Current l	Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls Ceramic Tile	3% Now Worn/Eroded, Extent Location : Through		2047 Affected : 50%	* *	5	\$900	
Masonry: Brick	10% Now Water Penetration, E Location: Foundat			* *			
Plaster	20% Now Cracking/Crumbling, Location: Third Fl Loose/Delam Surface Location: Third Fl Paint Peeling, Extent Location: Third Fl Water Penetration, E Location: Third Fl	oor Apartment, Auc e, Extent : Light, Ar oor Apartment, Auc t : Severe, Area Affe oor Apartment, Auc xtent : Moderate, A	ditorium, And Sta vea Affected : 25% ditorium, And Sta vected : 100% ditorium, And Sta vea Affected : 20	irs 6 irs irs	5	\$3,400	
Plaster	62% Now Deteriorated Finish, Location: Through Paint Peeling, Extent Location: Through	out : Moderate, Area 2		* *	5	\$10,700	
Wood	5%		LIFE	* *	5	\$11,500	
Ceilings Plaster	25% Now Cracking/Crumbling, Location: Third Fl Loose/Delam Surface Location: Third Fl Water Penetration, E Location: Third Fl	oor Apartment And e, Extent : Moderat oor Apartment And xtent : Severe, Area	' Auditorium e, Area Affected : ' Auditorium u Affected : 25%		5	\$3,500	
Plaster	75% 4+ Paint Peeling, Extent Location: Through Staining/Discoloring Location: 2nd Floo	out , Extent : Moderate	e, Area Affected :	**	5	\$10,600	
Site Enclosure	Location . Dita 1 to	7 11144 151 1 1001 123	ichsion -				
Fence/Gates Chain Link	100% 0-2 Corrosion/Rusting, E Location : Rear Yan			\$16,700 0%			
Retaining Walls  Cast in Place Concrete	100% 2-4 Exposed Reinforceme Location : Rear Yan		2052 ate, Area Affected	* * l : 20%			
Site Pavements							

Site Pavements

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13332

Architecture	cture Current Repair Future Repl		e Replacement	M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,700	2045	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : Sidewall	k Flags Near Curb					
On-Site Walkways								
Masonry: Granite	100%	0-2	\$2,000	LIFE	* *			
·	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	ı : Main En	try Landing					
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 15%			
			try Landing	55				
Activity Yard								
Cast in Place Concrete	100%	Now	\$16,900	2052	* *			
	Ponding,	Extent : Mo	oderate, Area Affect	ed: 50%	ó			
	_	ı : Rear Yar						
	Sinking/Si	ıbsiding, E.	xtent : Moderate, A	rea Affec	cted : 10%			
	_	ı : Rear Yar		55				
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 50%			
		ı : Rear Yar		00				
	Explana	tion : Erod	ed, Vegetation Grov	vth				

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$3,700	5	\$100	
	Other Observation, Ex- Location: Electrical	Room Basement					
Switchgear / Switchboard	Explanation : One 8	00 Ampere Main Di	sconne	ci Swiich			
Molded Case Bkrs	100%		2032	\$43,000	5	\$400	
Raceway							
Conduit	100%		2032	\$36,500	1		
Panelboards							
Fused Disc Sw	5%		2031	\$1,000	5		
Molded Case Bkrs	95%		2031	\$18,800	5	\$400	
Wiring							
Thermoplastic	95%		2032	\$31,300	1		
Thermoplastic	5%		2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2030	\$47,300	5	\$100	
bround							
Grounding Devices							
Generic	100% 2-4	\$10,300	LIFE	* *	5	\$200	
	Corroded, Extent : Mo	oderate, Area Affect	ed : 100	0%			
	Location : Water Ma	in Basement					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13332

Electrical	Current Repair	Future Replacement	Future Replacement Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
ighting					
Interior Lighting					
Fluorescent	10%	2027 \$16,800	10 \$1,400		
	T-8 Lamps And Fixtures, Extent : Light Location : Offices	nt, Area Affected : 100%			
Fluorescent	60%	2027 \$100,600	10 \$8,300		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Reading Areas, Staircase	s, Basement And Third Foor			
	Explanation: T-12 Lamps				
Fluorescent	30%	2032 \$50,300	10 \$4,200		
	Compact Fluorescent Light, Extent : 1		. ,		
	Location : 2nd Floor				
Egress Lighting					
Emergency, Battery	50%	2027 \$12,600	10 \$1,800		
Exit, Service	50%	2027 \$2,500	1		
Exterior Lighting					
HID	20%	2027 \$14,000	10		
No Component	80%				
larm					
Security System					
No Component	80%				
Generic	10%	2032 \$2,800	1 \$600		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Inside And Outside				
	Explanation: CCTV Surveillance C	ameras			
Generic	10%	2027 \$2,800	1 \$600		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location : Hallways Reading Area A	Ind Basement			
	Explanation: Intrusion Alarm And I	Motion Sensor			
Fire/Smoke Detection					
No Component	70%				
Generic, Analog	30%	2027 \$11,600	1-3 \$2,800		
	Other Observation, Extent : Light, Are				
	Location : Hallways And Staircase I	Landings			
	Explanation: Obsolete Fire Alarm S	System			

Mechanical	Cı	urrent R	rrent Repair		Future Replacement		Maintenance	
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$95,800	2052	* *	1	\$6,700	
	Obsolete Equi	ipment, l	Extent : Severe, Ar	ea Affect	ted : 100%			
	Location: B	Basemeni						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13332

Mechanical		Current l	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Distribution Hot Wtr Piping/Pump	Corroded,	Now Extent : M n : Basemer	\$1,600 Ioderate, Area Affec nt	2031 cted : 5%	\$32,800	4	\$700	
Terminal Devices Air Handler	Leak Evid Location Obsolete I	: Basemer	\$17,000 : Moderate, Area A nt Communication I Extent : Severe, Ar	Room		1	\$800	
Convector/Radiator Unit Heater - Hot Water	85% 5%			2030 2027	\$104,400 \$4,500	1	\$4,200	
Air Conditioning Energy Source Electricity Conversion Equipment	100%			2040	**	1		
Reciprocating Compr/Chiller	Location R-22 Refr	Extent : M : Roof igerant, Ex	\$19,900  Ioderate, Area Affectent : Severe, Area Area Unit, Roof			1	\$900	
Exterior Pkg Unit - Cooling	75%  Corroded,  Location  R-22 Refr.	Now  Extent: M : Roof igerant, Ex	\$74,100  foderate, Area Affectent : Severe, Area Area Units, Roof			2	\$600	
No Component	10%							
Terminal Devices Air Handler/Cool/Ht	Obsolete l	Now Equipment, 1 : Basemer	\$23,600 Extent : Severe, Ar	2042 ea Affect	* * ed : 15%	1	\$1,300	
No Component	85%							
Heat Rejection Air Cooled Condenser Unit		Now	\$3,500	2042	* *	2	\$1,300	
	Location	: 1 Obsole	evere, Area Affectea ete Unit, Roof	l : 15%				
No Component	85%							
Ventilation Distribution Ductwork/Diffusers	100%			LIEE	* *	2.5	<b>\$0.500</b>	
Exhaust Fans	100%			LIFE		2-5	\$8,500	
Interior Roof	15% 85%			2027 2027	\$10,000 \$24,800	2 2	\$100 \$400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

<b>l</b> echanical		Current F	Repair	Futur	Future Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
umbing								
H/C Water Piping								
Brass/Copper	70%			2042	* *	1		
Galvanized Steel	30%			2030	\$57,500	1		
Water Heater With Tanks								
Gas Fired	100%	Now	\$300	2032	\$16,900	2		
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Basemen	nt					
Sanitary Piping								
Cast Iron	100%	0-2	\$9,500	LIFE	* *	1		
	Corroded,	Extent: M	oderate, Area Affec	ted: 309	%			
	Location	: Basemen	nt					
Storm Drain Piping								
Cast Iron	100%	Now	\$1,100	LIFE	* *	1		
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	10%			
	Location	ı : Drain In	The Basement					
Sump Pump(s)								
Submersible	100%	Now	\$500	2027	\$500	4	\$300	
	Obsolete l	Equipment,	Extent : Severe, Ar	ea Affect	ed : 100%			
	Location	: Basemen	nt					
Fixtures								
Generic	100%							
	Obsolete l	Fixtures, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Through	out					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Page: 126

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : FRANCIS MARTIN BRANCH LIBRARY
Address : 2150 UNIVERSITY AVE. @W. 181 ST.

Borough : BRONX Agency's Number : F02

Area Sq Ft : 17,130 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 17-Oct-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 3211 Lot : 5 BIN : 2014579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$254,000	\$103,800
Interior Architecture	\$101,600	
Mechanical	\$256,700	
Total	\$612,300	\$103,800
Importance Code A	\$254,000	\$103,800
Importance Code B	\$358,300	
Total	\$612,300	\$103,800

\$44,300 \$83,300 \$68,500	\$800 \$11,600	\$4,100 \$10,900	\$800 \$54,900 \$600
	*		•
\$44,300	\$800	\$4,100	\$800
\$196,100	\$12,400	\$15,000	\$56,300
\$7,200	\$7,200	\$7,200	\$7,200
\$44,700			
\$29,800			
\$3,800	\$2,400	\$3,200	\$2,000
\$37,900	\$1,900	\$1,400	\$39,000
\$29,300	\$900		\$8,100
\$43,400		\$3,300	
FY 2026	FY 2027	FY 2028	FY 2029
	\$43,400 \$29,300 \$37,900 \$3,800 \$29,800 \$44,700 \$7,200	\$43,400 \$29,300 \$37,900 \$3,800 \$2,400 \$29,800 \$44,700 \$7,200 \$7,200	\$43,400 \$3,300 \$29,300 \$900 \$37,900 \$1,900 \$1,400 \$3,800 \$2,400 \$3,200 \$29,800 \$44,700 \$7,200 \$7,200 \$7,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13333

Component Type Total (Years) Total (Years) Total (Years) Total (Years) Total (Years) Total (Years)	Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
Exterior Walls			<b>Estimated Cost</b>		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Masonry: Brick	xterior							
Graffiti, Extent : Moderate, Area Affected : 2%   Location : Rear Elevation   Horizontal Cracks, Extent : Severe, Area Affected : 2%   Location : Rear Elevation At 3rd Floor Glass Block Window   Join Mortar Miss/Erod. Extent : Severe, Area Affected : 2%   Location : Stair Bulkhead								
Location : Rear Elevation   Horizontal Cracks, Extent : Severe, Area Affected : 2%   Location : Rear Elevation At 3rd Floor Glass Block Window   Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%   Location : Stair Bulkhead	Masonry: Brick				* *	5	\$31,500	
Horizontal Cracks, Extent : Severe, Area Affected : 2%   Location : Rear Elevation At 3rd Floor Glass Block Window   Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%   Location : Stair Bulkhead				ed : 2%				
Location : Rear Elevation At 3rd Floor Glass Block Window Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2% Location : Stair Bulkhead				a Affected	1 · 2%			
Granite Panels								
Location : Stair Bulkhead   S% Now   \$125,400   LIFE   ** 5   \$1,300   1								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Cheek Wall Of Steps On Front Facade  Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100% Location : Surround Panels At Doors On University Avenue, Cheek Wall Misaligned/Bulging, Extent : Severe, Area Affected : 25% Location : Surround Panels At Doors On University Avenue  Pre-Cast Concrete  3% 4+ \$1,500 LIFE ** 5 \$3,300 Staining/Discoloring, Extent : Moderate, Area Affected : 100% Location : Window Sills  Windows Aluminum  90% 2053 ** 5 \$6,600 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Protective Metal Grilles  Glass Block  10% Now \$1,600 LIFE ** 5 \$500 Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Front Elevation On University Avenue  Parapets  Masonry: Brick  80% 0-2 \$26,600 LIFE ** 5 \$2,100 1 Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Throughout Spalling, Extent : Moderate, Area Affected : 15% Location : Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1 Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Throughout Vegetation Growth, Extent : Severe, Area Affected : 20% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 20% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 50% Location : Coping Stones Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Coping Stones Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Cheek Wall Of Steps On Front Facade   Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%   Location : Surround Panels At Doors On University Avenue, Cheek Wall   Misaligned/Bulging, Extent : Severe, Area Affected : 25%   Location : Surround Panels At Doors On University Avenue	Granite Panels	5% Now	\$125,400	LIFE	* *	5	\$1,300	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%		Broken/Missing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 2%			
Location : Surround Panels At Doors On University Avenue, Cheek Wall Misalignad/Bulging, Extent : Severe, Area Affected : 25%								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%   Location : Surround Panels At Doors On University Avenue								
Pre-Cast Concrete   3% 4+ \$1,500   LIFE   ** 5   \$3,300						ek Wall		
Pre-Cast Concrete		0 0						
Staining/Discoloring, Extent : Moderate, Area Affected : 100%   Location : Window Sills	D C (C )						Ф2 200	
Note	Pre-Cast Concrete	-				5	\$3,300	
Windows   Aluminum   90%   2053   ** 5   \$6,600				с, лгеи лу	jecieu . 10070			
Aluminum   90%   2053   ** 5   \$6,600	Windows							
Cocation : Throughout   Explanation : Protective Metal Grilles		90%		2053	* *	5	\$6,600	
				Affected	: 100%			
Glass Block  10% Now \$1,600 LIFE ** 5 \$500  Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Front Elevation On University Avenue  Parapets  Masonry: Brick  80% 0-2 \$26,600 LIFE ** 5 \$2,100 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout  Spalling, Extent: Moderate, Area Affected: 15% Location: Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Vegetation Growth, Extent: Moderate, Area Affected: 20% Location: Coping Stones Worn/Eroded, Extent: Moderate, Area Affected: 25%		-						
Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Front Elevation On University Avenue  Parapets Masonry: Brick  80% 0-2 \$26,600 LIFE ** 5 \$2,100 1  Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Throughout  Spalling, Extent : Moderate, Area Affected : 15% Location : Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 50% Location : Coping Stones Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Parapets Masonry: Brick  80% 0-2 \$26,600 LIFE ** 5 \$2,100 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout  Spalling, Extent: Moderate, Area Affected: 15% Location: Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Vegetation Growth, Extent: Severe, Area Affected: 20% Location: Coping Stones Worn/Eroded, Extent: Moderate, Area Affected: 25%	Glass Block					5	\$500	
Parapets   80% 0-2 \$26,600 LIFE		-						
Masonry: Brick  80% 0-2 \$26,600 LIFE ** 5 \$2,100 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20%  Location: Throughout  Spalling, Extent: Moderate, Area Affected: 15%  Location: Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20%  Location: Throughout  Vegetation Growth, Extent: Moderate, Area Affected: 50%  Location: Coping Stones  Worn/Eroded, Extent: Moderate, Area Affected: 25%	Daranata	Location . From El	evation on Univer	sily Aveni	<u></u>			
Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout  Spalling, Extent: Moderate, Area Affected: 15% Location: Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10%		80% 0-2	\$26,600	LIFE	* *	5	\$2,100	1
Spalling, Extent: Moderate, Area Affected: 15% Location: Interior Parapet Face  Metal: Cage/Fence Pre-Cast Concrete  10% 2036 ** 5-10 \$2,100  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Vegetation Growth, Extent: Moderate, Area Affected: 50% Location: Coping Stones Worn/Eroded, Extent: Moderate, Area Affected: 25%	Masomy. Briek	Joint Mortar Miss/En	od, Extent : Severe		fected : 20%	J	Ψ2,100	•
Metal: Cage/Fence Pre-Cast Concrete  10% 2036 ** 5-10 \$2,100  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Vegetation Growth, Extent: Moderate, Area Affected: 50% Location: Coping Stones Worn/Eroded, Extent: Moderate, Area Affected: 25%		-		ted : 15%	, )			
Pre-Cast Concrete  10% 0-2 \$2,100 LIFE ** 5 \$1,700 1  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 20%  Location: Throughout  Vegetation Growth, Extent: Moderate, Area Affected: 50%  Location: Coping Stones  Worn/Eroded, Extent: Moderate, Area Affected: 25%								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 50% Location : Coping Stones Worn/Eroded, Extent : Moderate, Area Affected : 25%	Metal: Cage/Fence	10%		2036	* *	5-10	\$2,100	
Location: Throughout  Vegetation Growth, Extent: Moderate, Area Affected: 50%  Location: Coping Stones  Worn/Eroded, Extent: Moderate, Area Affected: 25%	<u> </u>	10% 0-2	\$2,100		* *	5	•	1
Vegetation Growth, Extent : Moderate, Area Affected : 50% Location : Coping Stones Worn/Eroded, Extent : Moderate, Area Affected : 25%	110 040 0040			, Area A <u>f</u>	fected : 20%			
Location : Coping Stones Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Worn/Eroded, Extent : Moderate, Area Affected : 25%				Area Affe	cted : 50%			
· · · · · · · · · · · · · · · · · · ·				Affortad :	250/			
				чујестеа :	25%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13333

	Current Repair		Future Replacement		Maintenance			
ystem Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior	•			•				•
Roof								
Roll Roofing	100%		\$10,400	2030	\$103,800	5	\$13,500	
	Blisters, Ext Location :		derate, Area Affecto of	ed : 30%				
	Patching Ex Location :		tent : Light, Area A of	ffected :	15%			
	-	~	ctent : Moderate, A Locations At Roof					
Soffits	Locuitoi.	,	2004110113111111009					
Stucco Cement	100%			2036	* *	5		
terior								
Floors								
Carpet	3%			2030	\$13,500	3	\$1,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,800	
Ceramic Tile	5%			2044	* *	5	\$1,300	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	60%	4+	\$8,400	2036	* *	3	\$5,800	
	Cracking/Ci Location :	_	Extent : Moderate r	, Area Af	tected: 13%			
	Uneven Sub	strate, Ex	ctent : Moderate, A	rea Affect	ed : 15%			
	Uneven Sub Location :			rea Affect	ed : 15%			
	Location :	1st Floor						
	Location :	1st Floor ed, Extent	r : Light, Area Affec					
Vinyl Tile	Location : Worn/Erode Location :	1st Floor ed, Extent	r : Light, Area Affec	ted : 15%		3	\$1,600	
Vinyl Tile Vinyl Tile 9" X 9"	Location: Worn/Erode Location:	1st Floor ed, Extent	r : Light, Area Affec	2039	**	3	\$1,600 \$600	
Vinyl Tile 9" X 9"	Location : Worn/Erode Location :	1st Floor ed, Extent	r : Light, Area Affec	ted : 15%	6	3 3	\$1,600 \$600	
Vinyl Tile 9" X 9" Interior Walls	Location : Worn/Erode Location : 17% 5%	1st Floor ed, Extent	r : Light, Area Affec	2039 2026	**	3	\$600	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile	Location: Worn/Erode Location: 17% 5%	1st Floor ed, Extent	r : Light, Area Affec	2039 2026 2044	* * \$101,600	5	\$600 \$1,200	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit	Location: Worn/Erode Location: 17% 5% 5% 10%	: 1st Floor ed, Extent : 2nd Floo	r : Light, Area Affec or	2039 2026 2044 LIFE	** \$101,600 **	3	\$600	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile	Location :  Worn/Erode  Location :  17% 5%  5%  10% 2%	· 1st Floor ed, Extent · 2nd Floor Now	r : Light, Area Affec or \$17,600	2039 2026 2044 LIFE LIFE	** \$101,600 ** **	5	\$600 \$1,200	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis.	· Ist Floor ed, Extent · 2nd Floor Now Sing Elem	r : Light, Area Affec or \$17,600 nents, Extent : Seve	2039 2026 2044 LIFE LIFE re, Area A	** \$101,600  ** ** ** **  ##  ##  ##  ##  ##  ##	5 5	\$600 \$1,200	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis. Location:	Now Sing Elem  At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window	2039 2026 2044 LIFE LIFE re, Area A	** \$101,600  **  **  **  Iffected: 15%  ment Storage Room	5 5	\$600 \$1,200	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit	Location: Worn/Erode Location: 17% 5% 10% 2% Broken/Mis. Location: Water Pene	Now Sing Elem At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window extent : Moderate, A	2039 2026 2044 LIFE LIFE re, Area A In Basen rea Affec	** \$101,600  **  **  **  Iffected: 15%  ment Storage Room	5 5	\$600 \$1,200	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis. Location: Water Pened Location:	Now Sing Elem At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window	2039 2026 2044 LIFE LIFE re, Area A In Basen Irea Affecte Room	* * \$101,600	5 5	\$600 \$1,200 \$900	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis. Location: Water Penel Location: 68%	Now Sing Elem At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window extent : Moderate, A	2039 2026 2044 LIFE LIFE re, Area A In Basen rea Affect e Room LIFE	** \$101,600  **  **  **  **  Uffected: 15%  ment Storage Room ted: 15%  **	3 5 5 5	\$1,200 \$900 \$9,500	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis. Location: Water Pened Location:	Now Sing Elem At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window extent : Moderate, A	2039 2026 2044 LIFE LIFE re, Area A In Basen Irea Affecte Room	* * \$101,600	5 5	\$600 \$1,200 \$900	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster Ceilings	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis. Location: Water Penel Location: 68% 15%	Now Sing Elem At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window extent : Moderate, A	2039 2026 2044 LIFE LIFE re, Area A In Basen rea Affecte Room LIFE LIFE	** \$101,600  **  **  **  Uffected: 15%  ment Storage Room ted: 15%  **	3 5 5 5	\$600 \$1,200 \$900 \$9,500 \$1,000	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster  Ceilings AcousTileConcealSpLn	Location: Worn/Erode Location: 17% 5%  5% 10% 2% Broken/Mis. Location: Water Penel Location: 68% 15%	Now Sing Elem At Sink A	r : Light, Area Affec or \$17,600 nents, Extent : Seve And Under Window extent : Moderate, A	2039 2026 2044 LIFE LIFE In Basen Irea Affecte Room LIFE LIFE	** \$101,600  **  **  **  Iffected: 15%  nent Storage Room ted: 15%  **  **	3 5 5 5 5	\$1,200 \$900 \$900 \$1,000 \$9,600	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster Ceilings AcousTileConcealSpLn Exposed Struc: Concrete	Location:  Worn/Erode Location:  17% 5%  10% 2% Broken/Mis. Location: Water Penel Location: 68% 15%  30% 20%	Now Sing Elem At Sink A At Sink I	r : Light, Area Affector ST,600 nents, Extent : Seve And Under Window Extent : Moderate, A In Basement Storag	2039 2026 2044 LIFE LIFE re, Area A In Basen Prea Affect Re Room LIFE LIFE 2044 LIFE	** \$101,600  **  **  **  Affected: 15%  ment Storage Room ted: 15%  **  **	3 5 5 5 5 5	\$600 \$1,200 \$900 \$9,500 \$1,000 \$9,600 \$800	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster  Ceilings AcousTileConcealSpLn	Location:  Worn/Erode Location:  17% 5%  5% 10% 2% Broken/Mis. Location: Water Pener Location: 68% 15%  30% 20% 35%	Now sing Elem At Sink I	stand Under Window \$17,600 nents, Extent: Seve And Under Window extent: Moderate, A In Basement Storag	2039 2026 2044 LIFE LIFE re, Area A In Basen rea Affect e Room LIFE LIFE 2044 LIFE LIFE	** \$101,600  **  **  **  Iffected: 15%  ment Storage Room ted: 15%  **  **  **	3 5 5 5 5	\$1,200 \$900 \$900 \$1,000 \$9,600	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster Ceilings AcousTileConcealSpLn Exposed Struc: Concrete	Location:  Worn/Erode Location:  17% 5%  5% 10% 2% Broken/Mis. Location: Water Pener Location: 68% 15%  30% 20% 35%	Now Stration, E. At Sink I  Now Now Stration, E. Now Stration, E.	\$17,600 sents, Extent : Seve And Under Window Extent : Moderate, A In Basement Storag \$3,100 Extent : Severe, Area	2039 2026 2044 LIFE LIFE re, Area A In Basen rea Affect e Room LIFE LIFE 2044 LIFE LIFE	** \$101,600  **  **  **  Iffected: 15%  ment Storage Room ted: 15%  **  **  **	3 5 5 5 5 5	\$600 \$1,200 \$900 \$9,500 \$1,000 \$9,600 \$800	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster Ceilings AcousTileConcealSpLn Exposed Struc: Concrete	Location:  Worn/Erode Location: 17% 5%  10% 2% Broken/Mis. Location: Water Penel Location: 68% 15%  30% 20% 35% Water Penel Location:	Now Sing Elem At Sink I  Now Stration, E. 2nd Floo	\$17,600 sents, Extent : Seve And Under Window Extent : Moderate, A In Basement Storag \$3,100 Extent : Severe, Area	2039 2026 2044 LIFE LIFE re, Area A In Basen Prea Affecte Room LIFE LIFE 2044 LIFE LIFE LIFE	** \$101,600  **  **  **  Uffected: 15%  nent Storage Room ted: 15%  **  **  **  **  **	3 5 5 5 5 5	\$600 \$1,200 \$900 \$9,500 \$1,000 \$9,600 \$800	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster Ceilings AcousTileConcealSpLn Exposed Struc: Concrete	Location:  Worn/Erode Location: 17% 5%  10% 2% Broken/Mis. Location: Water Penel Location: 68% 15%  30% 20% 35% Water Penel Location:	Now Sing Elem At Sink A Sink I Source	\$17,600 sents, Extent: Seve And Under Window Extent: Moderate, A Substitution of the Severe, Area S	2039 2026 2044 LIFE LIFE re, Area A In Basen Prea Affecte Room LIFE LIFE 2044 LIFE LIFE LIFE	** \$101,600  **  **  **  Uffected: 15%  nent Storage Room ted: 15%  **  **  **  **  **	3 5 5 5 5 5	\$600 \$1,200 \$900 \$9,500 \$1,000 \$9,600 \$800	
Vinyl Tile 9" X 9" Interior Walls Ceramic Tile Concrete Masonry Unit Glazed Ceramic Panel  Gypsum Board Plaster Ceilings AcousTileConcealSpLn Exposed Struc: Concrete	Location: Worn/Erode Location: 17% 5% 10% 2% Broken/Mis. Location: Water Pene. Location: 68% 15% 30% 20% 35% Water Pene. Location: Other Obse. Location:	Now Sing Elem At Sink A Tration, E. At Sink I At Sink I At Sink I	\$17,600 sents, Extent: Seve And Under Window Extent: Moderate, A Substitution of the Severe, Area S	2039 2026 2044 LIFE LIFE In Basen Irea Affecte e Room LIFE LIFE 2044 LIFE LIFE u Affected	** \$101,600  **  **  **  Iffected: 15%  nent Storage Room  ted: 15%   **  **  **  **  **  **  **  **  **	3 5 5 5 5 5	\$600 \$1,200 \$900 \$9,500 \$1,000 \$9,600 \$800	

Site Enclosure

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13333

	Current Re	epair	Futui	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	0-2	\$6,200	2051	* *			
Corrosion/	Rusting, Ext	tent : Severe, Area	Affecte	d: 100%			
Location	: Rear Of B	uilding					
Impact Da	mage, Exten	it : Moderate, Are	a Affecte	ed : 10%			
Location	: Off Parkin	ıg Lot					
50%	2-4	\$1,000	2051	* *			
Cracking/C	Crumbling, 1	Extent : Moderate	, Area A	ffected : 2%			
Location	: Rear Elev	ation Below Fenc	e				
50%	Now	\$22,600	2061	* *			
Joint Mort	ar Miss/Ero	d, Extent : Severe	Area Aj	ffected : 10%			
Location	: Ramp Ret	aining Wall On Fi	ont Elev	ration			
-							
-							
100%	Now	\$44,700	2051	* *			
				eted · 20%			
	100% Corrosion/ Location Impact Da Location  50% Cracking/O Location  50% Joint Mort Location Misaligned Location  100%	% of Fail Date Total (Years)  100% 0-2 Corrosion/Rusting, Ex. Location: Rear Of B Impact Damage, Exten Location: Off Parkin  50% 2-4 Cracking/Crumbling, I Location: Rear Elev  50% Now Joint Mortar Miss/Ero Location: Ramp Ret Misaligned/Bulging, E Location: Ramp Ret	Total (Years)  100% 0-2 \$6,200 Corrosion/Rusting, Extent: Severe, Area Location: Rear Of Building Impact Damage, Extent: Moderate, Area Location: Off Parking Lot  50% 2-4 \$1,000 Cracking/Crumbling, Extent: Moderate Location: Rear Elevation Below Fence 50% Now \$22,600 Joint Mortar Miss/Erod, Extent: Severe, Location: Ramp Retaining Wall On Fill Misaligned/Bulging, Extent: Severe, Area Location: Ramp Retaining Wall On Fill 100% Now \$44,700	% of Fail Date Estimated Cost Total (Years)  100% 0-2 \$6,200 2051 Corrosion/Rusting, Extent: Severe, Area Affected Location: Rear Of Building Impact Damage, Extent: Moderate, Area Affected Location: Off Parking Lot  50% 2-4 \$1,000 2051 Cracking/Crumbling, Extent: Moderate, Area Affected Location: Rear Elevation Below Fence  50% Now \$22,600 2061 Joint Mortar Miss/Erod, Extent: Severe, Area Affected Location: Ramp Retaining Wall On Front Elevation: Ramp Retaining Wall On Front Elevat	% of Fail Date Estimated Cost Total (Years)  100% 0-2 \$6,200 2051 **  Corrosion/Rusting, Extent: Severe, Area Affected: 100% Location: Rear Of Building Impact Damage, Extent: Moderate, Area Affected: 10% Location: Off Parking Lot  50% 2-4 \$1,000 2051 **  Cracking/Crumbling, Extent: Moderate, Area Affected: 2% Location: Rear Elevation Below Fence  50% Now \$22,600 2061 **  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 10% Location: Ramp Retaining Wall On Front Elevation Misaligned/Bulging, Extent: Severe, Area Affected: 40% Location: Ramp Retaining Wall On Front Elevation	% of Total (Years)  100% 0-2 \$6,200 2051 **  Corrosion/Rusting, Extent: Severe, Area Affected: 100%  Location: Rear Of Building  Impact Damage, Extent: Moderate, Area Affected: 10%  Location: Off Parking Lot  50% 2-4 \$1,000 2051 **  Cracking/Crumbling, Extent: Moderate, Area Affected: 2%  Location: Rear Elevation Below Fence  50% Now \$22,600 2061 **  Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 10%  Location: Ramp Retaining Wall On Front Elevation  Misaligned/Bulging, Extent: Severe, Area Affected: 40%  Location: Ramp Retaining Wall On Front Elevation	Year   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)

Location: Rear Yard And Walkway At Rear Of Building

lectrical		Current R	epair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$3,700	5	\$100	
	Other Obse	ervation, Ex	ctent : Light, Area	Affected	: 100%			
	Location	: Electrica	l Room					
	Explanati	ion : Main	Service Disconnec	t Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$500	
Raceway								
Conduit	70%			2051	* *	1		
Conduit	30%			2031	\$10,900	1		
Panelboards								
Fused Disc Sw	5%			2047	* *	5		
Molded Case Bkrs	60%			2047	* *	5	\$300	
Molded Case Bkrs	35%			2030	\$6,900	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$6,600	2056	* *	1		
	Insulation 2	Aged, Exter	nt : Moderate, Are	a Affecte	ed: 100%			
	Location	: Througho	out The Building					
Thermoplastic	40%			2051	* *	1		
Thermoplastic	40%			2031	\$13,200	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13333

Electrical	Current Repair	Future F	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts		•				•	
Motor Controllers							
Locally Mounted	75%	2029	\$35,500	5	\$100		
Variable Frequency	25%	2036	* *				
Drive							
Ground							
Grounding Devices	1000/	LIEE	* *	-	<b>#200</b>		
Generic	100%	LIFE	* *	5	\$300		
Lighting							
Interior Lighting Fluorescent	9%	2036	* *	10	¢1 400		
riuorescent	0ther Observation, Extent: N/A, Ar			10	\$1,400		
	Location: 2nd Floor Reading Area		070				
	Explanation: Compact Fluorescer						
Fluorescent	60%	2036	* *	10	\$9,400		
Tuorescent	Other Observation, Extent : Light, A		00%	10	\$2,400		
	Location: 1st Floor Reading Area		0070				
	Explanation: T-8 Lamps						
Fluorescent	30%	2036	* *	10	\$4,700		
Fluorescent	Other Observation, Extent : Light, A		00%	10	Φ+,700		
	Location: 2nd Floor Reading Area	00	0070				
	Explanation: T-5 Lamps	-					
Incandescent	1%	2026	\$2,200	2			
Egress Lighting							
Emergency, Battery	50%	2039	* *	10	\$2,100		
Exit, LED	25%	2066	* *	1			
Exit, Service	25%	2039	* *	1			
Exterior Lighting							
Fluorescent	15%	2031	\$10,200	10	\$200		
	Other Observation, Extent: N/A, Ar		00%				
	Location : Perimeter Of The Build						
	Explanation : Compact Fluorescer	nt Lights					
HID	15%	2026	\$11,900	10			
No Component	70%						
Alarm							
Security System	200/						
No Component	30%	2020	* *	1	<b>04.500</b>		
Generic	70%	2039		1	\$4,500		
	Other Observation, Extent: Light, A	irea Ajjectea : 1	00%				
	Location: Reading Areas Explanation: CCTV Surveillance	Camana					
Fire/Smoke Detection	Explanation . CC1 v Surveillance	Camera					
Generic, Analog	100%	2039	* *	1-3	\$10,600		
Generic, Analog	Other Observation, Extent : Light, A		100%	1-3	Ψ10,000		
	Location: Throughout The Buildin						
	Explanation: Strobe Lights, Manu						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13333

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	* *	1	\$8,500	
	Other Obser	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location:	Boiler Re	oom					
	Explanatio	on : 1 Uni	t					
Distribution								
Hot Wtr Piping/Pump	100%			2047	* *	4	\$1,300	
Terminal Devices								
Air Handler	10%			2031	\$31,900	1	\$1,100	
Convector/Radiator	90%		\$2,500	2036	* *	1	\$4,500	
			t : Severe, Area Affe		0%			
	Location :	Staff Lou	nge And Librarian	Office				
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating	10%			2036	* *	1	\$800	
Compr/Chiller								
Ext Pkg Unit -	90%			2026	\$256,700	2	\$900	
Heating/Cooling								
			ent : Moderate, Ar	ea Affect	ted : 100%			
	Location:	Roof						
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	\$32,900	1	\$1,100	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2031	\$7,800	2	\$1,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,600	
Exhaust Fans								
Interior	10%			2031	\$7,500	2	\$100	
Roof	90%			2031	\$29,600	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2051	* *	1		
Galvanized Steel	70%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$16,900	2		
			xtent : N/A, Area A	ffected :	100%			
	Location :	· Mechani	cal Room					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 FRANCIS MARTIN BRANCH LIBRARY

Mechanical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year Est FY		Cycle Estimated Cost (Yrs)	Priority
Plumbing					
Storm Drain Piping					
Cast Iron	100%	LIFE	* *	1	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
•	Other Observation, Extent:	Light, Area Affected : 10	0%		
	Location: Basement To 2n	d Floor			
	Explanation: 1 Unit				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : GEORGE BRUCE BRANCH LIBRARY

Address : 518 WEST 125TH ST. NEAR AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : G01

Area Sq Ft : 17,723 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-Mar-2021 Landmark Status : EXTERIOR LANDMARK

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

Block : 1980 Lot : 22 BIN : 1059688

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$341,300	\$150,600
Interior Architecture	\$51,600	\$477,600
Electrical	\$10,700	\$256,100
Mechanical	\$215,800	\$126,600
Total	\$619,300	\$1,010,800
Importance Code A	\$341,300	\$150,600
Importance Code B	\$278,100	\$860,300
Total	\$619.300	\$1,010,800

Total	\$619,300	\$1,010,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$147,500			
Interior Architecture	\$66,400	\$2,500	\$1,300	\$2,000
Electrical	\$400	\$16,000	\$100	\$100
Mechanical	\$32,100	\$37,400	\$4,700	\$1,800
Site Enclosure	\$1,700			
Site Pavements	\$3,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$258,500	\$63,100	\$13,400	\$11,100
Importance Code A	\$148,400	\$1,100	\$900	\$900
Importance Code B	\$78,900	\$62,000	\$12,500	\$10,200
Importance Code C	\$31,300			
Total	\$258,500	\$63,100	\$13,400	\$11,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13334

% of Total	Current	Repair	Futur	e Replacement	М	aintenance		
	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
					_			
nt Mor ocation alling, I	n : Facades	vere, Area Affected		** Fected : 75%	5	\$5,200		
40%	Now	\$134,000	LIFE	* *	5	\$5,200		
	Extent : Sev n : All Faca	vere, Area Affected				. ,		
5%	0-2	\$8,300	LIFE	* *	5	\$500		
nt Mor	tar Miss/Er	od, Extent : Moder	ate, Area	Affected : 15%				
ocatior	n : Decorat	ive Banding And A	rchway. 1	North, South Facad	les			
rn/Ero	ded, Extent	: Moderate, Area	Affected :	25%				
ocatior	n : Decorat	ive Banding And A	rchway. 1	North, South Facad	les			
10%	Now	\$39,300	LIFE	* *	5	\$1,000		
_	_	. Extent : Moderate acade. Base Of Bui		fected : 15%				
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location: North And South Facades								
Staining/Discoloring, Extent: Moderate, Area Affected: 25% Location: North Facade								
rn/Ero	ded, Extent	: Moderate, Area	Affected :	25%				
2%			LIFE	* *	5	\$200		
		\$500		* *				
nct/Tea	r/Impact D	amage, Extent : Se		a Affected : 5%	-	4000		
5%			2035	\$6,200	10	\$600		
25%			2040	* *	5	\$5,100		
70%	Now	\$54,600	2057	* *	5	\$7,200	1	
Air Infiltration, Extent: Moderate, Area Affected: 50%  Location: First And Second Floors								
Dry Rot/Decay, Extent : Severe, Area Affected : 60%  Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 30% Location : First And Second Floors								
Misaligned/Bulging, Extent: Severe, Area Affected: 10%								
-	Location : Penthouse Apartments Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
ocatior		•	e, Area Aj	ffected : 100%				
ocatior ermally ocatior	) Inefficient n : First An	•	·					
	aining/I Location Drn/Ero Location 2% 3% anct/Tea Location 70% r Infiltr Location y Rot/I Location ardware Location	nining/Discoloring Location: North Forn/Eroded, Extent Location: North Forn/Eroded, Extent Location: North Forn/Eroded, Now Location: East Fact Location: East Fact Location: First Analy Rot/Decay, Extent Location: Through Location: First Analy Rot/Decay, Extent Location: First Analy Rot/Bulging, Extent Location: First Analy Rot/Bulging, Institute Rotation, Extent Location: First Analy Rotation First Analy Rotation Rotation, Extent Location: First Analy Rotation Rotation, Extent Location: First Analy Rotation, Extent Location: Location Rotation, Extent Location: First Analy Rotation, Extent Location: Location Rotation, Extent Location Rotation, Exten	aining/Discoloring, Extent: Moderate Location: North Facade Drn/Eroded, Extent: Moderate, Area of Location: North Facade  2% 3% Now \$500 Inct/Tear/Impact Damage, Extent: Se Location: East Facade  5% 25% 70% Now \$54,600 Ir Infiltration, Extent: Moderate, Area Location: First And Second Floors by Rot/Decay, Extent: Severe, Area Ag Location: Throughout Location: First And Second Floors by Rot/Decay, Extent: Moderate, Area Location: Throughout Location: First And Second Floors by Rot/Decay, Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors by Rot/Decay Extent: Severe, Area Ag Location: First And Second Floors	Anining/Discoloring, Extent: Moderate, Area Affected: Cocation: North Facade  Drn/Eroded, Extent: Moderate, Area Affected: Cocation: North Facade  2% LIFE 3% Now \$500 2037  Inct/Tear/Impact Damage, Extent: Severe, Area Cocation: East Facade  5% 2040 70% Now \$54,600 2057  In Infiltration, Extent: Moderate, Area Affected: Cocation: First And Second Floors  by Rot/Decay, Extent: Severe, Area Affected: Cocation: Throughout  Cocation: First And Second Floors  cocation: First And Second Floors  cocation: Throughout  cocation: First And Second Floors  cocation: First And Second Floors	Ainining/Discoloring, Extent: Moderate, Area Affected: 25% Location: North Facade Drn/Eroded, Extent: Moderate, Area Affected: 25% Location: North Facade  2% LIFE ** 3% Now \$500 2037 ** LIFE ** Anatot/Tear/Impact Damage, Extent: Severe, Area Affected: 5% Location: East Facade  5% 2035 \$6,200 25% 2040 ** 70% Now \$54,600 2057 ** Infiltration, Extent: Moderate, Area Affected: 50% Location: First And Second Floors By Rot/Decay, Extent: Severe, Area Affected: 60% Location: Throughout Location: First And Second Floors	Ainining/Discoloring, Extent: Moderate, Area Affected: 25% Location: North Facade  Drn/Eroded, Extent: Moderate, Area Affected: 25% Location: North Facade  2% LIFE 3% Now \$500 2037 ** 5  Inct/Tear/Impact Damage, Extent: Severe, Area Affected: 5% Location: East Facade  5% 2035 \$6,200 10 25% 2040 ** 5  70% Now \$54,600 2057 ** 5  Infiltration, Extent: Moderate, Area Affected: 50% Location: First And Second Floors By Rot/Decay, Extent: Severe, Area Affected: 30% Location: First And Second Floors By Rot/Decay, Extent: Moderate, Area Affected: 30% Location: First And Second Floors Location: First And Second Floors By Rot/Decay, Extent: Severe, Area Affected: 30% Location: First And Second Floors	Aining/Discoloring, Extent: Moderate, Area Affected: 25%  Cocation: North Facade  Discoloring Extent: Moderate, Area Affected: 25%  Cocation: North Facade  2% LIFE  ** 5 \$200 3% Now \$500 2037  ** 5 \$500  Cocation: East Facade  5%  Cocation: East Facade  5%  2035  \$6,200 10 \$600 25%  2040  ** 5 \$5,100 70% Now \$54,600 2057  ** 5 \$7,200  Infiltration, Extent: Moderate, Area Affected: 50%  Cocation: First And Second Floors  by Rot/Decay, Extent: Severe, Area Affected: 30%  Cocation: First And Second Floors  by Rot/Decay, Extent: Moderate, Area Affected: 30%  Cocation: First And Second Floors  by Rot/Decay, Extent: Moderate, Area Affected: 30%  Cocation: First And Second Floors  cocation: First And Second Floors	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13334

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets			4			_			
Cast Stone/Terra Cotta		Now	\$7,700	LIFE	**	5	\$600		
			, Extent : Severe, A ack Coping Stones	<i>еа А</i> ЈЈес	rtea : 10%				
Magangu Duiak		Now		LIFE	* *	5	\$900		
Masonry: Brick			\$25,700 tent : Severe, Area			3	\$900		
	_	: Parapet		ijjecica	. 570				
		-	nings, Extent : Seve	re, Area .	Affected : 5%				
	Location	: Parapet	Walls						
	Spalling, E	Extent : Sev	vere, Area Affected	40%					
	Location	: Parapet	Walls						
Masonry: Limestone	10%			LIFE	* *	5	\$200		
Masonry: Marble	_	Now	\$17,100	LIFE	* *	5	\$100		
			od, Extent : Severe	Area A <u>f</u>	ffected : 50%				
		: Stepped							
		led, Extent : Stepped	: Severe, Area Affe Coping	cted : 25	<sup>1</sup> %				
No Component	20%								
Roof									
Modified Bitumen		Now	\$60,200	2032	\$150,600				
	Blisters, Extent: Moderate, Area Affected: 5%  Location: Throughout								
		_		Affaataa	J . 150/				
	Water Penetration, Extent: Severe, Area Affected: 15%  Location: Flavator Vestibula, First Floor Main Stair First, Second Floors, Staff Lounga								
	Location : Elevator Vestibule. First Floor, Main Stair First, Second Floors, Staff Lounge On The Second Floor								
			: Moderate, Area A						
	Location	: Eastern	First Floor Bump (	Out For I	Elevator Access				
Skylight, Metal/Glass		Now	\$45,500	2042	* *				
		-	nents, Extent : Mode						
	Location : Over Main Stairs And Old Apartment Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
		_							
G1 ·			in Stairs And Old		**				
Slate	5%	Now	\$3,400	LIFE					
		-	ients, Extent : Mode Floor Dormers. Ol		**				
			Extent : Moderate						
	_	_	Floor Dormers. O		-				
Interior				1					

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13334

Architecture		Current F	Repair	Futu	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors									
Carpet	10%			2031	\$51,000	3	\$4,000		
Cast in Place Concrete	10%			LIFE	* *	5	\$5,800		
Ceramic Tile	5%			2041	* *	5	\$1,300		
Vinyl Tile	60%			2032	\$477,600	3	\$8,000		
Wood	10%			2047	* *	5	\$5,000		
Wood	5%		\$51,600	2072	* *	5	\$1,200		
		_	ents, Extent : Seve		Affected : 25%				
			oor. Old Apartment						
	-		: Severe, Area Affe	ected: 50	0%				
·	Location	ı : Old Apai	rtment						
Interior Walls	/					_	****		
Ceramic Tile	5%			2041	* *	5	\$900		
Gypsum Board	20%			LIFE	* *	5	\$2,200		
Plaster	55%			LIFE	* *	5	\$3,000		
Plaster	15%		\$29,100	LIFE	**	5	\$800		
			Extent : Severe, A.	rea Affec	rted: 50%				
		ı : Old Apai							
		-	e, Extent : Severe, A	lrea Affe	cted : 50%				
		ı : Old Apai	rtment						
Wood	5%			LIFE	* *	5	\$3,700		
Ceilings									
AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,300		
Gypsum Board	10%			LIFE	* *	5	\$3,300		
Plaster	70%		\$12,300	LIFE	* *	5	\$11,600		
	Paint Peeling, Extent : Severe, Area Affected : 10%								
	Location	า : 3rd Floo	r Apartments						
Plaster	5%	Now	\$21,900	LIFE	* *	5	\$800		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area .	Affected : 50%				
	Location: Old Apartment								
	Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
	Location: Old Apartment								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location	ı : Old Apai	rtment						
Plaster	10%			LIFE	* *	5	\$1,700		
Site Enclosure							4-,,		
Fence/Gates									
Iron Picket	100%	Now	\$1,700	2052	* *				
	Broken/M	issing Elem	ents, Extent : Seve		Affected : 10%				
		_	nt Stair Enclosure.						
			xtent : Moderate, A						
		_	nt Stair Enclosure.	-					

Site Pavements

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13334

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$3,200 2045 \*\*

Sinking/Subsiding, Extent: Severe, Area Affected: 5%

Location: Front Of Building

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2032	\$47,100	5	\$500	
		Extent : Light, Area	Affected	: 100%			
	Location : Electr						
	Explanation : On	e 800 Ampere Main I	Disconne	ct Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2032	\$47,100	5	\$500	
Raceway							
Conduit	100%		2032	\$40,000	1		
Panelboards	/			*	_		
Fused Disc Sw	5%		2031	\$1,100	5		
Molded Case Bkrs	95%		2031	\$20,600	5	\$400	
Wiring				****			
Thermoplastic	100%		2032	\$36,100	1		
Motor Controllers							
Locally Mounted	100%		2030	\$51,900	5	\$100	
Ground							
Grounding Devices	1000/			di di	_	4.00	
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting	<b>70</b> /		2027	Ø10. <b>7</b> 00	1.0	<b>#000</b>	
Fluorescent	5%	F	2027	\$10,700	10	\$800	
	1-12 Lamps And Fi Location : Basem	xtures, Extent : Light ent	, Area A <u>j</u>	fected: 100%			
El	75%		2032	¢161 200	10	¢12.200	
Fluorescent		Extent : N/A, Area A		\$161,200	10	\$12,200	
		Extent : N/A, Area A ghout The Building	jjeciea :	100%			
		-	-1.4 E:4.				
TI.		mpact Fluorescent Li			1.0	#2.200	
Fluorescent	20%		2032	\$43,000	10	\$3,300	
	I-8 Lamps And Fix Location : Staff R	tures, Extent : Moder Loom	ate, Area	a Affected : 100%			
Egress Lighting							
Emergency, Battery	50%		2032	\$16,200	10	\$2,100	
Exit, LED	40%		2047	* *	1	. , .	
Exit, Service	10%		2027	\$700	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Exterior Lighting							
Incandescent	10%		2027	\$10,300	2		
No Component	90%						
Alarm							
Security System							
No Component	80%						
Generic	10%		2037	* *	1	\$700	
	Other Observation, E Location : Reading	0 -	lffected	: 100%			
	Explanation : CCT	V Surveillance Came	eras				
Generic	10%		2027	\$3,600	1	\$700	
	Other Observation, E	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Hallway.	s, Reading Area And	Exit D	oors			
	Explanation : Intrus	sion Alarm And Mot	ion Sens	sor			

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2042	* *	1		
Conversion Equipment	·					·	
Hot Water Boiler	100%		2045	* *	1	\$8,800	
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location: Basement B	oiler Room					
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%		2048	* *	4	\$900	
Terminal Devices							
Convector/Radiator	100% Now	\$15,700	2037	* *	1	\$5,100	
	Malfunctioning, Extent: Severe, Area Affected: 50%						
	Location : Various Loc	ations					
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13334

Machaniaal	Current Repair Future Replacement Maintenance							
Mechanical				Futu	e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	40%	Now	\$68,200	2042	* *	1	\$3,000	
1	Location Not Energ Location On Extend Location	: Roof. Br y Efficient, : Replacer led Life, Ex : Basemen	lerate, Area Affecte oken Insulation Of Extent : Severe, Ar nent Needed. Base tent : Moderate, Ar tent : Light, Area A	Refriger rea Affec ement rea Affec	ted : 30%			
	Location	: Roof						
Exterior Pkg Unit - Cooling	60%			2032	\$126,600	2	\$700	
	R-22 Refri Location	_	tent : Light, Area A	ffected :	60%			
Distribution								
CW & CHW Wtr Pipe/Pump	40%	Now	\$600	2032	\$12,500	4	\$400	
	Insul. Dete Location	_	Extent : Severe, Ar	ea Affect	ted : 30%			
No Component	60%							
Terminal Devices Air Handler/Dir Expansion	40%			2027	\$147,600	1		
No Component	60%							
Heat Rejection Air Cooled Condenser Unit	40%	Now	\$13,400	2042	* *	2	\$3,900	
Omt	Other Observation, Extent : Moderate, Area Affected : 40% Location : Roof							
		-	xtended Life					
No Component	60%		wented Bye					
Ventilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
Exhaust Fans							•	
Interior	20%			2027	\$17,100	2	\$100	
Roof	20%			2032	\$7,500	2	\$100	
No Component	60%							
Plumbing								
H/C Water Piping					_			
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks	10001			202-	<b>4.</b> 0.00	•		
Gas Fired	100%			2027	\$18,600	2		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 GEORGE BRUCE BRANCH LIBRARY

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Plumbing			
Storm Drain Piping			
Cast Iron	100% Now \$1,40	00 LIFE **	1
	Blockage /Clogged, Extent: Modera	ate, Area Affected : 5%	
	Location: Roof		
Fixtures			
Generic	100%		
Vertical Transport			
Elevators			
Hydraulic	100%	LIFE **	
- -	Other Observation, Extent : Light, A	1rea Affected : 100%	
	Location: Basement, Ground Floo	or, 1st Floor, 1st Mezzanine, 2nd	d Floor, 2nd Mezzanine
	Explanation: 1 Unit		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : GRAND CONCOURSE BRANCH LIBRARY

Address : 155 EAST 173RD ST. @SELWYN AVE.

Borough : BRONX Agency's Number : G02

Area Sq Ft : 18,670 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 02-Mar-2021 Landmark Status : NONE

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

Block : 2824 Lot : 34 BIN : 2007870

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$520,700	
Interior Architecture		\$41,500
Mechanical		\$202,900
Total	\$520,700	\$244,400
Importance Code A	\$520,700	
Importance Code B		\$202,900
Importance Code C		\$41,500
Total	\$520,700	\$244,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$700		\$2,400	
Interior Architecture	\$36,000	\$4,200	\$201,700	\$2,100
Electrical	\$500	\$11,300	\$700	\$500
Mechanical	\$1,400	\$1,300	\$3,100	\$1,600
Site Pavements	\$11,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$57,300	\$24,000	\$215,000	\$11,400
Importance Code A	\$1,600	\$1,100	\$3,300	\$900
Importance Code B	\$55,700	\$22,900	\$211,700	\$10,500
Importance Code C				
Total	\$57,300	\$24,000	\$215,000	\$11,400



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 GRAND CONCOURSE BRANCH LIBRARY

Architecture	Curre	nt Repair	Futur	e Replacement	М					
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
xterior										
Exterior Walls										
Cast Stone/Terra Cotta	1%		LIFE	* *	5	\$1,800				
Masonry: Brick	99% Nov	* /	LIFE	* *	5	\$22,900	1			
		s/Erod, Extent : Model	rate, Arec	a Affected : 15%						
	Location: Throughout									
	Loose Units, Extent: Severe, Area Affected: 25%									
	Location: Street Facing Facades									
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10%									
	Location: Northwest Corner And Over Main Entrance									
	Sidewalk Shed in Use, Extent: Moderate, Area Affected: 50%									
<del></del>	Location : Selw	yn Avenue And East 1	/3rd Stree	et Elevation						
Windows	1000/		2040	ale ale	_	<b>4.700</b>				
Aluminum	100%	E 37/4 4	2048	**	5	\$4,700				
		n, Extent : N/A, Area A	Affected :	100%						
	Location: Thro	-								
D	Explanation : P	rotective Metal Grille.	S							
Parapets	90% Nov	\$245,700	LIFE	* *	5	\$3,900				
Masonry: Brick		tent : Moderate, Area			3	\$3,900				
	Location: Thro		луестей.	. 15/0						
		0	ο Διοσ Δι	ffected : 15%						
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15% Location : Throughout									
		nt : Severe, Area Affec	rted · 109	6						
		acades Facing Street	cu . 107	·						
		-	. 20%							
	Spalling, Extent : Severe, Area Affected : 20%  Location : Throughout									
		-	a Affecte	d · 15%						
	Vegetation Growth, Extent : Severe, Area Affected : 15% Location : 173rd Street Facade									
	Other Observation, Extent: Severe, Area Affected: 50%									
	Location: Parapets									
	Explanation: Tarapets Explanation: Single Ply Membrane Draped And Secured To Street Facing Parapet Walls									
	Due To Loose U		1		-8	1				
Pre-Cast Concrete	10% 0-2	\$700	LIFE	* *	5	\$2,700				
		h, Extent : Moderate, .		cted : 20%		. , .				
	Location : Copi									

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 GRAND CONCOURSE BRANCH LIBRARY

Asset #: 13335

Architecture	Current	Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Roof	1000/ N	¢101.700	20.42	* *			1		
Modified Bitumen	100% Now Alligatoring, Extent Location: Through	out					1		
	Blisters, Extent : Sev Location : Through	out							
	Drains Clogged, Extent : Severe, Area Affected : 15% Location : Throughout								
	Ponding, Extent: Severe, Area Affected: 15% Location: At Roof Drains And Throughout								
	Seams Open/Split, Ex Location: At Roof	Penetrations							
	Water Penetration, E Location : Third Fl		і Ајјестеа	: 3%					
nterior									
Floors	400/		2020	¢105.000	2	<b>#16.000</b>			
Carpet	40%		2028	\$195,900 * *	3	\$16,800			
Ceramic Tile	5%	Entont N/A Anga	2045		5	\$1,400			
	Recent Installation, I Location : Toilets	Extent : IV/A, Area A	ујестеа :	100%					
Sheet Vinyl/Rubber	20%		2037	* *	5	\$8,400			
Terrazzo	10%		LIFE	* *	5	\$2,200			
Vinyl Tile	5%		2037	* *	3	\$500			
Vinyl Tile 9" X 9"	20% Now Broken/Missing Elen Location: Basemen		2042 re, Area A	* *  Iffected : 15%	3	\$2,100			
	Loose Units, Extent : Severe, Area Affected : 5% Location : Basement And 1st Floors								
	Worn/Eroded, Extent Location : Through		cted : 909	%					
Interior Walls Ceramic Tile	3%		2045	* *	5	\$1.100			
Ceramic The	Recent Replace Evid Location : Toilets	ent, Extent : N/A, A			3	\$1,100			
Ceramic Tile	2%		2035	\$41,500	5	\$800			
Glass: Single Pane	2%		LIFE	* *	5	\$600			
Gypsum Board	18%		LIFE	* *	5	\$4,100			
Plaster	75%		LIFE	* *	5	\$8,600			
Ceilings AcousTileSusp.Lay-In	60% 4+ Staining/Discoloring	\$13,800 , Extent : Moderate	2045 c, Area Af	* * Fected : 30%	5	\$8,400			
	Location : Third Fl Water Penetration, E	oor xtent : Severe, Area	ı Affected	: 5%					
	Location : At Stair	Landing Opposite l							
AcousTileSusp.Lay-In	10%		2049	* *	5	\$2,800			
Plaster	30%		LIFE	* *	5	\$5,200			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 GRAND CONCOURSE BRANCH LIBRARY

Asset #: 13335

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	60%			2042	* *			
Iron Picket	40%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,500	2045	* *			
	Cracking/	Cracking/Crumbling, Extent : Severe, Area Affected : 20%						
	Location	i : East 173	rdm Street, Selwyn	Avenue				
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			

ectrical	Current Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2032	\$1,900	5		
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Electrical Room					
	Explanation: One 400 Ampere Main Disconnect Switch					
Molded Case Bkrs	50%	2032	\$21,500	5	\$200	
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 350 Amper	re Main Disconnec	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2032	\$43,000	5	\$500	
Raceway						
Conduit	40%	2032	\$14,600	1		
Conduit	40%	2052	* *	1		
Conduit	20%	2062	* *	1		
Panelboards						
Fused Disc Sw	2%	2031	\$400	5		
Fused Disc Sw	2%	2048	* *	5		
Fused Disc Sw	1%	2057	* *	5		
Molded Case Bkrs	20%	2031	\$4,000	5	\$100	
Molded Case Bkrs	45%	2048	* *	5	\$200	
Molded Case Bkrs	30%	2057	* *	5	\$100	
Wiring						
Thermoplastic	35%	2032	\$11,500	1		
Thermoplastic	35%	2052	**	1		
Thermoplastic	30%	2062	* *	1		
Motor Controllers						
Locally Mounted	70%	2030	\$33,100	5	\$100	
Locally Mounted	20%	2045	**	5	, ,	
Locally Mounted	10%	2052	* *	5		

#### Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 GRAND CONCOURSE BRANCH LIBRARY

Asset #: 13335

Electrical	Current	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	50%		2037	* *	10	\$8,600	
	Other Observation,	-	Affected .	: 100%			
	Location : Throug	_					
	Explanation: T-8	Lamps					
Fluorescent	10%		2042	* *	10	\$1,700	
	T-8 Lamps And Fixt	ures, Extent : Light,	Area Affe	cted : 100%			
	Location: Baseme	ent					
LED	40%		2042	* *			
Egress Lighting							
Emergency, Battery	40%		2037	* *	10	\$1,800	
Emergency, Battery	10%		2042	* *	10	\$500	
Exit, LED	30%		2060	* *	1		
Exit, LED	10%		2072	* *	1		
Exit, Service	10%		2037	* *	1		
Exterior Lighting							
HID	20%		2037	* *	10		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	10%		2037	* *	1	\$700	
	Other Observation,	Extent : Light, Area	Affected .	: 100%			
	Location: Inside A	And Outside					
	Explanation: CC	TV Surveillance Can	ieras				
Generic	10%		2037	* *	1	\$700	
	Other Observation,	Extent : Light, Area	Affected .	: 100%		·	
	Location : Hallwa	y, Reading Area And	l Exit Doc	ors			
		usion Alarm And Mo					
Fire/Smoke Detection	•						
No Component	70%						
Generic, Digital	30%		2037	* *	1-3	\$3,500	
	Other Observation,	Extent : Light, Area	Affected .	: 100%		•	
	Location : Throug	hout The Building					
	Explanation : Stro	be Lights, Bell, Hor	n, Smoke	Detector, Pull Box	x And Fir	re Alarm Panel	

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 GRAND CONCOURSE BRANCH LIBRARY

Asset #: 13335

Mechanical	Current Re	pair Fu	ıture	Replacement	Ma	aintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost   Yes		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source Natural Gas	60%	203	52	* *	1			
Interruptible Gas/Dual	40%	203		* *	1 1			
Fuel	40 / 0	20.	32		1			
Conversion Equipment								
Furnace	60%	203		\$34,500	1	\$5,500		
	Other Observation, Ext	ent : Light, Area Affec	ted:	100%				
	Location: Roof							
	Explanation: 1 Unit							
Hot Water Boiler	40%	203		**	1	\$3,700		
	Other Observation, Ext		ted :	100%				
	Location : Boiler Roo	om						
Di-taila-ti-	Explanation: 1 Unit							
Distribution Hot Wtr Piping/Pump	40%	204	1 Q	* *	4	\$400		
No Component	60%	20-	+0		4	\$400		
Terminal Devices	0070							
Convector/Radiator	40%	204	45	* *	1	\$2,400		
No Component	60%	20	15		-	Ψ2,100		
Air Conditioning								
Energy Source								
Electricity	100%	204	48	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	100%	203	32	\$202,900	2	\$1,100		
Cooling								
	R-22 Refrigerant, Exter	ıt : Moderate, Area Af	fecte	d : 100%				
	Location: Roof							
	Other Observation, Ext	'ent : Moderate, Area A	4ffec	ted : 100%				
	Location: Roof	~						
** · · · · · · · · · · · · · · · · · ·	Explanation: Under	Construction						
Ventilation								
Distribution Ductwork/Diffusers	100%	LIF	7E	* *	2-5	\$10,400		
Exhaust Fans	10070	LII	: L		2-3	\$10,400		
Interior	80%	203	37	* *	2	\$500		
Roof	20%	203		\$7,200	2	\$100		
Plumbing	_0,0	20.		Ψ7,200		Ψ100		
H/C Water Piping								
Galvanized Steel	100%	203	37	* *	1			
Water Heater With Tanks								
Electric	100%	203	30	\$23,400	4			
Sanitary Piping								
Cast Iron	100%	LII	FΕ	* *	1			
Storm Drain Piping								
Cast Iron	100%	LIF	FΕ	* *	1			
Sewage Ejector(s) Electric	100%	203		* *		\$700		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 GRAND CONCOURSE BRANCH LIBRARY

Asset #: 13335

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Backflow Preventer							
No Component	90%						
Generic	10%		2037	* *	1	\$100	
	Other Observation, I	Extent : Light, Area	Affected	: 10%			
	Location : Boiler R	oom					
	Explanation: Boile	er Only					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Basemen	nt To 3rd Floor					
	Explanation: One	Unit					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : GREAT KILLS BRANCH LIBRARY
Address : 56 GIFFORDS LANE @MARGARET ST.

Borough : STATEN ISLAND Agency's Number : G03

Area Sq Ft : 4,987 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 07-Jun-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5436 Lot : 19 BIN : 5070285

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$53,700	\$87,700
Mechanical		\$58,100
Total	\$53,700	\$145,800
Importance Code A	\$53,700	\$87,700
Importance Code B		\$58,100
Total	\$53,700	\$145,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,100			
Interior Architecture	\$12,200		\$600	\$1,400
Electrical	\$700	\$500	\$500	\$600
Mechanical	\$2,100	\$800	\$1,000	\$800
Site Enclosure	\$400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$50,700	\$8,500	\$9,300	\$10,000
Importance Code A	\$28,300	\$200	\$200	\$200
Importance Code B	\$17,800	\$8,200	\$9,100	\$9,400
Importance Code C	\$4,600			\$300
Total	\$50,700	\$8,500	\$9,300	\$10,000



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13336

Architecture	Current Repair	Future Rep	lacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls			di di	_	442.200	
Masonry: Brick	75% Now \$53,700 Water Penetration, Extent: Moderate, Location: Front Facade Around Boo	**		5	\$13,200	
Masonry: Granite	5% Now \$3,400 Misaligned/Bulging, Extent : Moderate Location : Lower Band Northwest Co			5	\$700	
Masonry: Limestone	5%	LIFE	* *	5	\$1,300	
Metal/Glass Curt Wall	10%	LIFE	* *	5	\$6,600	
Metal: Cage/Fence	5%	2040	* *	5	\$3,800	
	Other Observation, Extent : N/A, Area Location : Fire Escape Enclosure Explanation : Metal Mesh	Affected : 100%				
Windows Aluminum	100% Now \$4,400 Ctrwt/Balnc Not Funct, Extent: Moder Location: Throughout Other Observation, Extent: Light, Area			5	\$900	
	Location : Throughout Explanation : Thermally Inefficient					
Parapets	1 0					
Masonry: Brick	75% Other Observation, Extent: N/A, Area Location: Interior Parapet Explanation: Single Ply Roof Membr	•		5-10 rior	\$8,700	
Masonry: Limestone	25%	LIFE	**	5-10	\$5,200	
Roof					•	
Metal, Corrugated	5% 4+ \$100 Corrosion/Rusting, Extent: Light, Area Location: Fire Exit Canopy Other Observation, Extent: N/A, Area Location: Fire Exit Canopy Explanation: Corrugated Metal Roof	Affected: 100%	**	1		
Single Ply Membrane	90% 2-4 \$2,000 Blisters, Extent: Light, Area Affected: Location: Upper And Lower Roof Ponding, Extent: Moderate, Area Affection: Upper And Lower Roof		* *			
Skylight, Metal/Glass	2%	2061	* *	10	\$400	
Sloped Glazing	3% Glazing Clouded, Extent : Moderate, A Location : Glass Vestibule	LIFE rea Affected : 10	**	5	\$4,400	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13336

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior	•							
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,800	
Ceramic Tile	5%			2044	* *	5	\$400	
Marble Panels	3%			LIFE	* *	5	\$400	
Vinyl Tile	87%		\$3,900	2040	**	3	\$2,700	
			xtent : Moderate, A nt Community Room		cted : 10%			
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$700	
Fiberglass Panel	5%	Now	\$500	LIFE	* *			
•			xtent : Moderate, A nt Community Room		cted : 5%			
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Lobby, S	tair Landing, Com	munity R	loom			
	Explana	tion : This	Is Actually A High	Pressure	Laminate Compos	site Interi	or Wall Cladding	
Gypsum Board	75%	Now	\$2,800	LIFE	* *	5	\$6,100	
		netration, E. 1 : Stairs	xtent : Moderate, A	rea Affe	cted : 5%			
Marble Panels	5%			LIFE	* *	10	\$300	
Plaster	10%	Now	\$700	LIFE	* *	5	\$400	
			xtent : Moderate, A nt Stair And Around					
Ceilings								
AcousTileSusp.Lay-In	15%			2048	* *	5	\$1,200	
Gypsum Board	75%	Now	\$2,100	LIFE	* *	5	\$7,600	
		netration, E. 1 : Basemer	xtent : Moderate, A nt Stair	rea Affe	cted : 2%			
Plaster	10%	1		LIFE	* *	5-10	\$1,400	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2045	* *			
Iron Picket		4+	\$400		* *			
			Extent : Moderate,	Area Afj	fected : 100%			
	Location	ı : Along M	argaret Street					
Retaining Walls								
Cast in Place Concrete	50%			2055	**			
Masonry: Brick	50%			2045	* *			
Site Pavements								
Public Sidewalk	م م م			• • • •				
Cast in Place Concrete	100%	ı		2048	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13336

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	70%		2040	* *			
Steel Plate	10%		LIFE	* *	1		
	Corrosion/Rusting, Exte	ent : Light, Area A	Affected	: 10%			
	Location : Steel Cano	py Above Stair					
	Other Observation, Ext	ent : N/A, Area Aj	ffected :	100%			
	Location: Rear Yard						
	Explanation: This Is A	Actually A Steel H	Egress St	tair			
Steel Grating	20%		2055	* *	1		

Electrical	Current Repair	Future i	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5		
	Suspect Water Damage, Extent :	0 00	ed : 100%			
	Location : Electrical Meter In E					
	Other Observation, Extent: Ligh	t, Area Affected : I	100%			
	Location: Electrical Closet					
	Explanation: 400 Ampere Serv	ice				
Transformers	1000/	2040	* *	_		
Dry Type	100%	2048	* *	5		
Switchgear / Switchboard	1000/	2045	* *	-	¢100	
Molded Case Bkrs	100%	2045	* *	5	\$100	
Raceway	1000/	2055	* *	1		
Conduit	100%	2055	* *	1		
Panelboards	1000/	2051	* *	-	¢100	
Molded Case Bkrs	100%	2051		5	\$100	
Wiring Thermoplastic	100%	2055	* *	1		
Motor Controllers						
Locally Mounted	100%	2048	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent : Mod		ed : 100%			
	Location : Basement Sprinkler	Valve Room				
	Explanation : Main Water Pipe	Grounded				
Lighting						
Interior Lighting						
Fluorescent	5%	2035	\$2,800	10	\$200	
	Compact Fluorescent Light, Exte	nt : Light, Area Af	fected : 100%			
	Location: Staircase					
LED	95%	2043	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13336

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2043	* *	10	\$600	
Exit, LED	50%	2070	* *	1		
Exterior Lighting						
Fluorescent	10%	2030	\$2,000	10		
	Compact Fluorescent Light	t, Extent : Light, Area .	Affected : 100%			
	Location: Main Entrance	2				
HID	10%	2030	\$2,300	10		
No Component	80%		-			
Alarm						
Security System						
Generic	50%	2040	* *	1	\$900	
	Other Observation, Extent		: 100%			
	Location : Throughout Th	ne Building				
	Explanation : CCTV Surv	veillance System				
Generic	50%	2035	\$4,600	1	\$900	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Throughout Th	ne Building				
	Explanation: Intrusion A	larm System				
Fire/Smoke Detection						
Generic, Digital	100%	2035	\$12,700	1-3	\$3,200	

Mechanical	Current Repa	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Furnace	70%	2035	\$10,800	1	\$1,700	
	Other Observation, Exten	t : N/A, Area Affected .	100%			
	Location: Roof					
	Explanation: 2 Rooftop	Package Units				
Hot Water Boiler	30%	2048	* *	1	\$700	
Distribution						
Hot Wtr Piping/Pump	30%	2051	* *	4	\$100	
No Component	70%					
Terminal Devices						
Air Handler	20%	2035	\$18,600	1	\$600	
	Other Observation, Exten	t : N/A, Area Affected .	100%			
	Location : See Air Cond	litioning Section.				
	Explanation: Air Hand	ler Provides Direct Exp	oansion Cooling An	d Hot W	ater Heating.	
Convector/Radiator	10%	2040	* *	1	\$200	
No Component	70%					
Controls						
Electrical	100%	2033	\$27,500			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13336

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning	•						
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Ext Pkg Unit -	70%		2035	\$58,100	2	\$200	
Heating/Cooling							
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Roof						
	Explanation: 2 Roo	ftop Units.					
Split Unit	30%		2035	\$35,200			
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Rear Of I	Building					
	Explanation: One C	Outdoor Condensin	g Unit. I	Piped To Indoor Air	r Handlii	ng Unit.	
Terminal Devices							
Air Handler/Cool/Ht	30%		2035	\$28,800	1	\$900	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Basement	t					
	Explanation : Air Ho	andler Piped To O	utdoor C	Condensing Unit.			
No Component	70%						
Heat Rejection							
Air Cooled Condenser	30%		2035	\$4,300	2	\$1,000	
Unit				· ,		* ,	
No Component	70%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,400	
Exhaust Fans							
Interior	30%		2035	\$6,600	2		
Roof	70%		2035	\$6,700	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2045	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2034	\$16,900	2		
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Basemen	t Boiler Room					
	Explanation: One 5	0 Gallon Tank					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2028	\$200	4	\$200	
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Elevator	Pit					
	Explanation : Sump	Pump Serves Wate	er Dische	arged In Elevator F	Pit.		
Fixtures							
Generic	100%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 GREAT KILLS BRANCH LIBRARY

Asset #: 13336

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Basement To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	2055	* *	1-2	\$700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : HAMILTON FISH PARK BRANCH LIBRARY
Address : 415 EAST HOUSTON STREET @COLUMBIA ST.

Borough : MANHATTAN Agency's Number : H01

Area Sq Ft : 10,760 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 09-Sep-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 335 Lot : 1 BIN : 1004070

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical	\$95,200	\$17,900
Mechanical		\$402,900
Total	\$95,200	\$420,800
Importance Code B	\$95,200	\$420,800
Total	\$95,200	\$420,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$7,400			
Interior Architecture		\$900	\$6,600	
Electrical	\$10,700	\$27,700	\$900	\$700
Mechanical	\$34,400	\$700	\$1,600	\$700
Total	\$52,600	\$29,300	\$9,100	\$1,400
Importance Code A	\$7,400			
Importance Code B	\$45,100	\$29,300	\$9,100	\$1,400
Importance Code C				
Total	\$52,600	\$29,300	\$9,100	\$1,400



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13337

Architecture	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Glass Block	25%		LIFE	* *	5	\$3,700	
Masonry: Brick	70%		LIFE	* *	5	\$16,400	
Weathering Steel	5% 4+	\$2,100	LIFE	**	1		
	Staining/Discolorin Location : Street	ig, Extent : Light, Ar Facade	ea Affecte	d : 15%			
Windows							
Aluminum	100% Now	\$3,400	2040	**	5	\$1,800	
	-	acked, Extent : Light	, Area Aff	ected : 1%			
	Location : Adult I	-	1.00 . 1	1000/			
		Extent: Light, Area	Affected .	100%			
	Location: Through	,					
Roof	Explanation : Pro	otective Metal Grilles	·				
Cast in Place Concrete	5% Now	\$200	LIFE	* *			
cust in Trace Concrete	270 11011	g, Extent : Moderate		fected · 10%			
	-	g Over Main Entrand		cerea : 1070			
		Extent : N/A, Area A		100%			
	Location : Main I		55				
	Explanation : Aw	ning Actually Pre-Co	ist Concre	ete Panels			
Not Accessible	95%						
110011000351610		Extent: N/A, Area A	Iffected :	100%			
	-	ere Is No Interior Acc	ess To Ro	of, Outside Access	s By Lado	der Only. No	
Soffits	2000000 77000 117000						
Cast in Place Concrete	-	\$1,800 g, Extent : Moderate	LIFE e, Area Afj	* * Gected : 10%	5	\$1,500	
	Location: Front						
	Paint Peeling, Exte Location : Front	nt : Light, Area Affed Canopy	eted : 5%				
		Extent : Light, Area	Affected	10%			
	Location: Front	-	119900000	10,0			
		oosed Reinforcement	Painted (	Over			
Interior							
Floors							
Carpet	75%		2031	\$224,800	3	\$19,200	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,900	
Mosaic Tile	4%		2037	* *	5	\$1,700	
Terrazzo	1%		LIFE	* *	5	\$100	
Vinyl Tile	10%		2037	* *	3	\$600	
Wood	5%		2060	* *	5	\$1,600	
Interior Walls							
Ceramic Tile	3%		2035	\$33,600	5	\$600	
Concrete Masonry Unit	5%		LIFE	* *	5	\$400	
Glass: Single Pane	7%		LIFE	* *	5	\$1,100	
Plaster	85%		LIFE	* *	5	\$5,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13337

Architecture	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Ceilings						
Plaster	100%	LIFE	* *	5	\$10,700	
Site Enclosure						
Fence/Gates						
Iron Picket	50%	2052	* *			
Iron Picket	50%	2052	* *			
	Other Observation, Exter	nt : N/A, Area Affected :	50%			
	Location: Front Facad	e				
	Explanation : Decorati	ve Metal On Top Of Cor	crete Retaining W	alls		
Retaining Walls			-			
Cast in Place Concrete	100%	2052	* *			
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2037	* *			

lectrical		Current F	Repair	Futu	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts	•			•				•
Service Equipment								
Fused Disc Sw	100%			2032	\$3,700	5		
	Other Obse	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Electrica	l Room					
	Explanati	on : Main	Service Disconnec	t Switch	Rated At 800 Amp	eres.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$43,000	5	\$300	
Raceway								
Conduit	10%			2052	* *	1		
Conduit	90%			2032	\$32,800	1		
Panelboards								
Fused Disc Sw	5%			2031	\$1,000	5		
Molded Case Bkrs	10%			2048	* *	5		
Molded Case Bkrs	85%			2031	\$16,800	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$9,900	2057	* *	1		
	Insulation 2	Aged, Exte	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Througho	out					
Thermoplastic	10%			2052	* *	1		
Thermoplastic	60%			2032	\$19,800	1		
Motor Controllers					4,500			
Locally Mounted	100%			2030	\$47,300	5	\$100	
round	10070				4,500		<b>4100</b>	
Grounding Devices								
Not Accessible	100%							

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13337

Electrical	Current Repair Future Replacement Maintena	aintenance				
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ighting						
Interior Lighting						
Fluorescent	5%	2032	\$6,000	10	\$500	
	Other Observation, Extent:	N/A, Area Affected : 100	)%			
	Location : Childrens Area					
	Explanation: T-8 Lamps					
Fluorescent	80%	2027	\$95,200	10	\$7,900	
	Other Observation, Extent:	N/A, Area Affected : 100	0%			
	Location : Reading Areas					
	Explanation: T-12 Lamps					
Fluorescent	10%	2032	\$11,900	10	\$1,000	
	Other Observation, Extent:	N/A, Area Affected : 100	0%			
	Location: Classroom					
	Explanation : Compact Fla	uorescent Lights				
LED	5%	2037	* *			
Egress Lighting						
Emergency, Battery	50%	2032	\$8,900	10	\$1,300	
Exit, Service	50%	2032	\$1,800	1		
Exterior Lighting						
HID	30%	2027	\$14,900	10		
No Component	70%					
larm						
Security System						
No Component	80%					
Generic	20%	2027	\$4,000	1	\$800	
	Other Observation, Extent:	N/A, Area Affected : 100	0%			
	Location : Hallways					
	Explanation : Intrusion Ale	arm Only				
Fire/Smoke Detection						
Generic, Analog	100%	2037	* *	1-3	\$6,600	
	Other Observation, Extent:		0%			
	Location : Throughout The					
	Explanation : Strobe Light Horns	s, Manual Pull Stations,	Alarm Bells, Si	moke Dei	tectors And	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Utility Steam	100%		2042	* *	1		
Distribution							
Steam Piping/Pump	100%		2032	\$85,400			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13337

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices	000/	0.0	ФО ООО	2022	Φ100 C00	1	Φ <b>7</b> . 400	
Air Handler	90%		\$9,000	2032	\$180,600	1	\$5,400	
		vice, Exten i : 2nd Floo	t : Moderate, Area	Ајјестеа	: 100%			
			<i>or</i>		*		****	
Convector/Radiator	10%			2030	\$8,700	1	\$400	
Air Conditioning								
Energy Source	1000/			20.40	* *	1		
Electricity	100%			2040	* *	1		
Conversion Equipment	1.50/	NT.	<b>#25.200</b>	2027	* *	2	<b>#100</b>	
Interior Pkg Unit - Cooling	15%	Now	\$25,300	2037	* *	2	\$100	
	Abandone	d in Place,	Extent : Severe, Ar	ea Affect	ted : 100%			
	Location	ı : 1st Flooi	•					
Interior Pkg Unit - Cooling	85%			2037	* *	2	\$600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
Exhaust Fans								
Interior	100%			2032	\$47,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	\$136,900	1		
Water Heater With Tanks								
Not Accessible	100%							
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 12-Jan-2021 Landmark Status : EXTERIOR LANDMARK

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

Block : 2077 Lot : 26 BIN : 1061938

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$298,400	
Interior Architecture	\$96,900	\$635,900
Electrical	\$114,100	\$143,700
Mechanical	\$472,900	
Site Pavements		\$85,300
Total	\$982,200	\$865,000
Importance Code A	\$298,400	
Importance Code B	\$683,900	\$779,700
Importance Code C		\$85,300
Total	\$982,200	\$865,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$51,500	\$300		
Interior Architecture	\$130,100	\$200		\$6,600
Electrical	\$2,600	\$26,800	\$2,200	\$2,500
Mechanical	\$64,600	\$74,300	\$6,300	\$2,600
Site Enclosure	\$1,200			
Site Pavements	\$6,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$264,000	\$108,800	\$15,700	\$18,900
Importance Code A	\$52,600	\$1,500	\$1,200	\$1,200
Importance Code B	\$149,100	\$107,300	\$14,500	\$17,800
Importance Code C	\$62,200			
Total	\$264,000	\$108,800	\$15,700	\$18,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

chitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Masonry: Brick	65% Now Spalling, Extent: Mod Location: East Fac Worn/Eroded, Extent Location: East Fac	ade, West Facade, : Moderate, Area A	North Fo Iffected :	acade 25%	5	\$11,400	
Masonry: Granite	5% 4+  Joint Mortar Miss/En  Location: Base Of Staining/Discoloring,  Location: Base Of Staining Stain	Building. Street Fa Extent : Moderate	cade , Area Aj		5	\$700	
Masonry: Limestone	25%		LIFE	* *	5	\$3,300	
Metal Panel	5% 4+ Deformed/Dented, Ex Location : Dormers		2042	* * eted : 15%	5	\$1,600	
Windows							
Metal Louvers	5% Now Deformed/Dented, Ex Location : Vents At			* * eted : 50%			
Wood	95% Now Air Infiltration, Exten Location: North An Dry Rot/Decay, Exten Location: North An Glazing Clouded, Ext Location: Damaged Hardware Missing, E. Location: North Fa Thermally Inefficient, Location: North An Split/Cracked, Extent Location: North An	d South Facing Wit: Moderate, Area of South Facing With the Moderate, Area of Lexan Panes Thrustent: Moderate, Area of South Facing Windows: Moderate, Area of Moderate, Area	ndows Affected indows ea Affect oughout trea Affe r, Area A indows Affected	! : 50% ed : 75% cted : 10% ffected : 50%	5	\$18,500	
Parapets Masonry: Brick	65% Now Joint Mortar Miss/En Location: East Fac Spalling, Extent: Sev Location: East Fac Worn/Eroded, Extent Location: East Fac	ade, West Facade, ere, Area Affected ade, West Facade, : Moderate, Area A	North Fo : 25% North Fo Iffected :	acade acade 35%	5	\$2,000	1
Masonry: Limestone	20%	<u> </u>	LIFE	* *	5	\$800	
Metal Panel	5%		2042	* *	5	\$600	
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,000	
Slate	5%		LIFE	* *	5	\$200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Architecture	Curren	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Roof	0.50/		2040	* *	10	¢15 200		
Modified Bitumen Modified Bitumen	85% 15% 2-4	\$31,900	2040 2042	* *	10	\$15,200		
Modified Bitumen								
	Water Penetration, Extent : Severe, Area Affected : 15% Location : 1st Floor Reading Area And Stacks							
		nt : Moderate, Area A		100%				
		hout Lower Roof Ato						
nterior								
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$7,700		
		Extent : Moderate, A						
		nditioning Room In I	Basement					
Ceramic Tile	5% 4+	\$10,800	2035	\$107,800	5	\$900		
		Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: 1st, 2nd And Basement Bathrooms						
Vinyl Tile	50% 4+	\$26,400	2032	\$528,100	3	\$6,600		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%							
	Location: 2nd Floor Reading Area  Pure t/Tory/Impact Days area Fetential Medicate Area Affected 1997							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% Location : Children Room							
		Extent : Moderate, A	rea Affec	ted · 20%				
	Location: 1st Flo		rea rijjee	ica . 2070				
		nt : Moderate, Area A	Affected :	20%				
		oor Reading Area Ar						
Vinyl Tile	5%		2042	* *	3	\$700		
Wood	25% Now	\$28,500	2047	* *	5	\$8,300		
	Misaligned/Bulging	, Extent : Moderate,	Area Aff	fected : 15%				
	Location : Third I	Floor						
Wood	5% Now	\$68,400	2072	* *	5	\$1,700		
		ent : Severe, Area A <u>f</u>	fected : 5	50%				
	Location: Old Ap							
	•	nt : Severe, Area Affe	ected : 50	0%				
	Location : Old Ap	artment						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Interior Walls									
Ceramic Tile	3%			2045	* *	5	\$1,100		
Concrete Masonry Unit	10%	j.		LIFE	* *	5	\$1,400		
Glass: Single Pane	2%			LIFE	* *	5	\$500		
Gypsum Board	60%			LIFE	* *	5	\$12,900		
Masonry: Brick	5%	Now	\$18,500	LIFE	* *				
•	Loose/De	lam Surface	, Extent : Moderat	e, Area A	Iffected : 10%				
	Location	ı : Basemer	nt. Mechanical Ared	ıs					
	Worn/Ero	ded, Extent	: Moderate, Area A	ffected :	25%				
	Location	ı : Basemer	nt. Mechanical Ared	ıs					
Plaster	10%	Now	\$37,800	LIFE	* *	5	\$1,100		
T laster			Extent : Severe, A		ted : 50%	J	Ψ1,100		
	Location: Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment Deteriorated Finish, Extent: Severe, Area Affected: 50%								
			cal Areas And Stru	ctural Co	olumns In Basemer	it And 3r	d Floor		
	Apartme		xtent : Severe, Area	Affacta	1 . 25%				
			xiem . Severe, Ared cal Areas And Stru			at			
Plaster	10%		\$4,700	LIFE	**	5	\$1,100		
	_	_	Extent : Moderate	, Area Aj	ffected: 15%				
0.11	Location	ı : First And	d Second Floor						
Ceilings	250/			20.40	* *	_	ΦΩ ΩΩΩ		
AcousTileSusp.Lay-In	25%			2049	**	5	\$8,800		
				LIFE	7 7				
Glass: Susp Panels	10%	N.T	<b>#2.700</b>		* *	_	ΦΩ ΩΩΩ		
Glass: Susp Panels Gypsum Board	20%		\$2,700	LIFE	**	5	\$8,800		
	20% Water Pen	netration, E	xtent : Severe, Area	LIFE Affected	d : 10%		\$8,800		
Gypsum Board	20% Water Pen Location	netration, E: n : Biograph		LIFE Affected or Readin	l : 10% ng Room In Rear A	ddition			
	$\frac{20\%}{\text{Water Pen}}$ $\frac{\text{Location}}{40\%}$	netration, E. n : Biograph	xtent : Severe, Area hy Section. 1st Floo	LIFE Affected or Readin	d: 10% ng Room In Rear A **	ddition 5	\$8,800		
Gypsum Board	20% Water Pen Location 40% 5%	netration, E. n : Biograph Now	xtent : Severe, Area hy Section. 1st Floo \$29,200	LIFE Affected or Readin LIFE LIFE	1 : 10% ng Room In Rear A **	ddition			
Gypsum Board Plaster	20% Water Pen Location 40% 5%	netration, E. n : Biograph Now	xtent : Severe, Area hy Section. 1st Floo	LIFE Affected or Readin LIFE LIFE	1 : 10% ng Room In Rear A **	ddition 5	\$8,800		
Gypsum Board Plaster	20% Water Pen Location 40% 5% Broken/M	netration, E. n : Biograph Now	xtent : Severe, Area hy Section. 1st Floo \$29,200 tents, Extent : Seven	LIFE Affected or Readin LIFE LIFE	1 : 10% ng Room In Rear A **	ddition 5	\$8,800		
Gypsum Board Plaster	20% Water Pen Location 40% 5% Broken/M Location	netration, E. n : Biograph  Now (issing Elemn : Old Apan	xtent : Severe, Area hy Section. 1st Floo \$29,200 tents, Extent : Seven	LIFE Affected TReadin LIFE LIFE LIFE Te, Area	d: 10% ng Room In Rear A ** ** Affected: 50%	ddition 5	\$8,800		
Gypsum Board Plaster	20% Water Pen Location 40% 5% Broken/M Location Water Pen	netration, E. n : Biograph  Now (issing Elemn : Old Apan	xtent : Severe, Area hy Section. 1st Floo \$29,200 ents, Extent : Seven rtment xtent : Severe, Area	LIFE Affected TReadin LIFE LIFE LIFE Te, Area	d: 10% ng Room In Rear A ** ** Affected: 50%	ddition 5	\$8,800		
Gypsum Board Plaster Plaster	20% Water Pen Location 40% 5% Broken/M Location Water Pen	netration, E. n: Biograph Now Sissing Elem n: Old Apan netration, E.	xtent : Severe, Area hy Section. 1st Floo \$29,200 ents, Extent : Seven rtment xtent : Severe, Area	LIFE Affected TReadin LIFE LIFE LIFE Te, Area	d: 10% ng Room In Rear A ** ** Affected: 50%	ddition 5	\$8,800		
Gypsum Board Plaster Plaster	20% Water Pen Location 40% 5% Broken/M Location Water Pen	netration, E. n: Biograph Now Sissing Elem n: Old Apan netration, E.	xtent : Severe, Area hy Section. 1st Floo \$29,200 ents, Extent : Seven rtment xtent : Severe, Area	LIFE Affected TReadin LIFE LIFE LIFE Te, Area	d: 10% ng Room In Rear A ** ** Affected: 50%	ddition 5	\$8,800		
Gypsum Board  Plaster Plaster  Plaster	20% Water Pen Location 40% 5% Broken/M Location Water Pen Location	netration, E. n: Biograph Now Sissing Elem n: Old Apan netration, E. n: Old Apan Now	\$29,200 sents, Extent: Severe, Area thy Section. 1st Floor \$29,200 sents, Extent: Sever truent xtent: Severe, Area truent \$1,200	LIFE Affected r Readin LIFE LIFE re, Area	d: 10% ng Room In Rear A	ddition 5	\$8,800		
Gypsum Board  Plaster Plaster  te Enclosure Fence/Gates	20% Water Pen Location 40% 5% Broken/M Location Water Pen Location	netration, E. n: Biograph Now Sissing Elem n: Old Apan netration, E. n: Old Apan Now	xtent : Severe, Area hy Section. 1st Floo \$29,200 eents, Extent : Seven rtment xtent : Severe, Area rtment	LIFE Affected r Readin LIFE LIFE re, Area	d: 10% ng Room In Rear A	ddition 5	\$8,800		
Gypsum Board  Plaster Plaster  te Enclosure Fence/Gates	20% Water Pen Location 40% 5% Broken/M Location Water Pen Location 100% Other Obs	netration, E. n: Biograph Now issing Elem n: Old Apan netration, E. n: Old Apan Now servation, E.	\$29,200 sents, Extent: Severe, Area thy Section. 1st Floor \$29,200 sents, Extent: Sever truent xtent: Severe, Area truent \$1,200	LIFE Affected TReadin LIFE LIFE Affected Affected 2052 Area Affected	d: 10% ng Room In Rear A **  **  Affected: 50% d: 25%  **	ddition 5	\$8,800		
Gypsum Board  Plaster Plaster  te Enclosure Fence/Gates	20% Water Pen Location 40% 5% Broken/M Location Water Pen Location 100% Other Obs	netration, E. n: Biograph Now Sissing Elem n: Old Apan netration, E. n: Old Apan Now servation, E. n: At Main	\$29,200 sents, Extent: Severe, Area structure to the section of th	LIFE Affected TReadin LIFE LIFE Affected Affected 2052 Area Affected de Eleva	d: 10% ng Room In Rear A  **  **  Affected: 50%  d: 25%  **  cted: 25%  tion	ddition 5 5	\$8,800 \$1,100		
Gypsum Board  Plaster Plaster  Plaster  Enclosure Fence/Gates	20% Water Pen Location 40% 5% Broken/M Location Water Pen Location 100% Other Obs	Now Sissing Elem S	\$29,200 sents, Extent: Severe, Area street: Severe, Area street: Severe, Area street: Severe, Area street: \$1,200 street: Moderate, A Entrance. Street Si	LIFE Affected TReadin LIFE LIFE Affected Affected 2052 Area Affected de Eleva	d: 10% ng Room In Rear A  **  **  Affected: 50%  d: 25%  **  cted: 25%  tion	ddition 5 5	\$8,800 \$1,100		

Site Pavements

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$6,900 2045 \*\*

Cracking/Crumbling, Extent: Moderate, Area Affected: 25%

Location: At Main Entrance To Building

Tripping Hazard, Extent: Moderate, Area Affected: 20%

Location: At Main Entrance To Building

On-Site Walkways

Cast in Place Concrete 100% 2030 \$85,300

Electrical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2052	* *	5	\$100				
	Other Observation, Extent : I	V/A, Area Affected :	100%						
	Location : Boiler Room, El	ectrical Room							
	Explanation: Main Service	Switch Rated At 80	00 Amperes.						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2032	\$47,100	5	\$600				
	Other Observation, Extent : I	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Basement								
	Explanation: 1 Vertical Sec	ction							
Raceway									
Conduit	30%	2032	\$12,000	1					
Conduit	70%	2052	* *	1					
Panelboards									
Fused Disc Sw	5%	2048	* *	5					
Molded Case Bkrs	35%	2031	\$11,400	5	\$200				
Molded Case Bkrs	60%	2048	* *	5	\$400				
Wiring									
Thermoplastic	40%	2032	\$14,500	1					
Thermoplastic	60%	2052	* *	1					
Motor Controllers									
Locally Mounted	100%	2030	\$77,800	5	\$200				
Ground			*						
Grounding Devices									
Not Accessible	100%								
Lighting									

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	30%	2037	**	10	\$6,500			
	Other Observation, Extent : N/A, Area A	lffected :	100%					
	Location: Reading Areas							
El .	Explanation: T-8 Lamps	2027	¢114 100	1.0	<b>#0.600</b>			
Fluorescent	40%	2027	\$114,100	10	\$8,600			
	Other Observation, Extent : N/A, Area Affected : 100%  Location : Reading Areas And Basement							
	Explanation: T-12 Lamps	mi						
Elyanagaant	10%	2037	* *	10	\$2.200			
Fluorescent	10% Other Observation, Extent: N/A, Area A			10	\$2,200			
	Location: 3rd Floor	ујестеи .	10070					
	Explanation: T-5 Lamps							
Fluorescent	20%	2037	* *	10	\$4,300			
Tuorescent	Other Observation, Extent: N/A, Area A		100%	10	Φ <del>-</del> ,500			
	Location: Hallways And 1st Floor Re							
	Explanation: Compact Fluorescent Li							
Egress Lighting	*	<u> </u>						
Emergency, Battery	50%	2037	* *	10	\$2,800			
Exit, Service	50%	2037	* *	1				
Exterior Lighting								
Fluorescent	10%	2032	\$10,200	10	\$200			
	Other Observation, Extent : N/A, Area A	lffected :	100%					
	Location: Front And Rear Only							
	Explanation: Compact Fluorescent Li	ght Fixtu	res					
No Component	90%							
Alarm								
Security System	200/							
No Component Generic	20% 80%	2032	\$38,400	1	\$7,000			
Generic	Other Observation, Extent: N/A, Area A		·	1	\$7,000			
	Location: Reading Areas, Hallways A							
	Explanation: CCTV Surveillance Can							
Fire/Smoke Detection	r							
Generic, Digital	100%	2032	\$65,900	1-3	\$14,900			
	Other Observation, Extent : N/A, Area A	Iffected :	·		•			
	Location : Throughout The Building							
	Explanation: Smoke Detectors, Alarm	Bells, St.	robe Lights, Manu	al Pull S	tation And Horns			

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2052	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Conversion Equipment							*		
Hot Water Boiler	100%			2049	**	1	\$11,600		
			Extent : Light, Area	Affected	: 100%				
	Location: Basement Boiler Room  Explanation: One Sectional Gas Burning Hot Water Boiler, According To Facility								
			as Installed 4 Years		vuier Botter, Acco.	ruing 10	Гасшіу		
Distribution		·							
Hot Wtr Piping/Pump		Now	\$700	2057	* *	4			
			evere, Area Affectea						
	Location	: 1 Pump	On Top Of The Boi	ler					
Hot Wtr Piping/Pump	98%			2040	* *	4	\$1,100		
Terminal Devices									
Air Handler	20%		406 -00	2037	* *	1	\$2,900		
Air Handler	30%	Now	\$86,500	2042	**	1	\$3,900		
	-	-	nt : Severe, Area Aj at And 3rd Floor Fa	-		rical And	/ Ou Floatwical		
	Defects 1	. Dasemen	a Ana Sra Floor Fa	n Kooms	, munipie mechan	ісаі Апа	/ Or Electrical		
Convector/Radiator	50%			2037	* *	1	\$3,800		
Air Conditioning									
Energy Source									
Electricity	100%			2040	* *	1			
Conversion Equipment			****			_			
Int Pkg Unit -	50%	Now	\$208,100	2037	* *	2	\$600		
Heating/Cooling	Damagad	Extent : C	evere, Area Affected	1 . 600/					
	_		evere, Area Ajjectet at And 3rd Floor Fa		Multiple Mechan	sical And	/ Or Flectrical		
	Defects	. Busemen	.: 2111.a 51 a 1 1001 1 a	n Rooms	, munipie meenan	icui mu	, or Electrical		
Int Pkg Unit -	10%			2036	* *	2	\$100		
Heating/Cooling									
Exterior Pkg Unit -	30%			2037	* *	2	\$400		
Cooling									
Split Unit		Now	\$30,300	2042	* *				
			lerate, Area Affecte	d : 100%	Ó				
		: Basemer							
Split Unit		Now	\$30,300	2042	* *				
	-	-	tent : Severe, Area		: 5%				
	Location	: I Conde	nn Unit, Lower Ro	of .					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Mechanical		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Terminal Devices Air Handler/Dir	40%	0-2	\$117,500	2042	* *	1			
Expansion		-	tent : Severe, Area	Affected	: 40%				
F		: Basemen	nt And 3rd Floor	2025	* *		<b># 400</b>		
Fan Coil - 2 Pipe	5% 5%	0-2	\$23,400	2037 2042	**	1 1	\$400 \$300		
Fan Coil - 2 Pipe	Other Observation, Extent : Severe, Area Affected : 5% Location : Basement								
	Explanai	tion: 1 Obs	solete Unit						
No Component	50%								
Heat Rejection Air Cooled Condenser Unit	5%	0-2	\$2,200	2042	* *	2	\$700		
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 5%				
	Location	: Lower Ro	oof						
	Explanat	tion : 1 Cor	ıdemn Unit						
Dry Cooler		Now tent : Seve	\$35,200 re, Area Affected :	2042 20%	* *	2	\$3,900		
	Location: Roof								
	Other Observation, Extent: Severe, Area Affected: 40%								
	Location	-							
		tion : 3 Obs	solete Units						
No Component	65%								
Ventilation									
Distribution Ductwork/Diffusers	15%			LIFE	* *	2-5	\$2,000		
Ductwork/Diffusers	85%			LIFE	**	2-5 2-5	\$11,100		
Exhaust Fans	0370			LIIL		2-3	\$11,100		
Interior	25%			2027	\$28,300	2	\$200		
Roof	50%			2027	\$24,800	2	\$400		
	Obsolete Equipment, Extent: Severe, Area Affected: 50%  Location: Roof And Lower Roof								
Roof	25%			2040	* *	2	\$200		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2042	* *	1			
Water Heater With Tanks	. مدم س								
Gas Fired	100%			2027	\$18,600	2			
Sanitary Piping	1000/			LIEE	* *	1			
Cast Iron	100% On Extend	od Life Fr	tent : Light, Area A	LIFE		1			
		-	-		e Beyond Their Us	oful I ifo	Cycle Pating		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4224

Mechanical	Current Repair	Future Rep	placement	M						
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing										
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
	On Extended Life, Extent : L	ight, Area Affected : 100%	6							
	Location : Throughout, The	Storm Drain Piping Are	Beyond Thei	r Useful I	Life Cycle Rating					
Sump Pump(s)										
Submersible	100%	2026	\$800	4	\$700					
	Other Observation, Extent:	Light, Area Affected : 100	0%							
	Location: Basement Fan Room									
	Explanation: 1 Unit									
Backflow Preventer	1									
No Component	90%									
Generic	10%	2040	* *	1	\$100					
	Other Observation, Extent:		6		4					
	Location : Basement Boiler	0 . 55								
	Explanation : Backflow Pro		Boiler Only							
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	* *							
Try draune	Other Observation, Extent : .		0%							
	Location : Basement, Lobb		, 0							
	Explanation: One Unit	y, 15t 10 5tu 1 tool								
Fire Suppression	Explanation . One Onti					-				
Sprinkler										
No Component	80%									
-	20%	2042	* *	1-2	¢1 200					
Generic	ZU%0	ZU4Z	•	1-2	\$1,300					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : HARLEM BRANCH LIBRARY
Address : 9 WEST 124TH ST. @FIFTH AVE

Borough : MANHATTAN Agency's Number : H02

Area Sq Ft : 13,058 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-Mar-2021 Landmark Status : NONE

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

Block : 1722 Lot : 30 BIN : 1053460

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$270,800	\$205,800
Interior Architecture	\$63,300	
Mechanical		\$359,700
Total	\$334,100	\$565,500
Importance Code A	\$270,800	\$205,800
Importance Code B	\$63,300	\$359,700
Total	\$334 100	\$565 500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$36,300	\$200	\$2,300	
Interior Architecture	\$63,000	\$4,500		\$1,400
Electrical	\$300	\$22,500	\$400	\$300
Mechanical	\$3,700	\$1,300	\$3,600	\$1,300
Site Pavements	\$600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$111,200	\$35,800	\$13,500	\$10,300
Importance Code A	\$37,000	\$900	\$3,000	\$600
Importance Code B	\$21,100	\$34,800	\$10,600	\$9,600
Importance Code C	\$53,100			
Total	\$111,200	\$35,800	\$13,500	\$10,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13338

chitecture	Current Repair		Futur	e Replacement	M		
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls	570/ N	£202 200	LIEE	* *	5	\$24,000	
Masonry: Brick	57% Now Cracking/Crumbling Location: At Wall Diagonal Cracks, Ex Location: Wall Per Spalling, Extent: Mo Location: Various Worn/Eroded, Extent Location: Rear Fa	Pentrations And Re stent : Moderate, An netrations, Corners oderate, Area Affect Locations. Rear Fa : : Moderate, Area	ear Facad rea Affect And Rea red : 15% ucade	fected : 10% le ed : 15% r Facade	5	\$24,900	
Masonry: Granite	5%		LIFE	* *	5	\$1,600	
Masonry: Limestone	25%		LIFE	* *	5	\$8,200	
Metal Panel	5% Now	\$2,900	2042	* *	5	\$4,100	
	Seams Open/Split, E. Location : Roof Bu		Affected	: 10%			
Slate Panels	3%		LIFE	* *	5	\$1,000	
Stucco Cement	5%		2045	* *	5	\$5,500	
Windows							
Aluminum	98%		2048	* *	5	\$4,700	
Wood	2% Now Split/Cracked, Exten Location : Bulkhea		2057 Affected .	* *	5	\$500	
Parapets		<b></b>		4.4	_	<b>*1</b> 000	
Masonry: Brick	75% Now Diagonal Cracks, Ex Location: Corners Miss/Damaged Copi Location: Perimete	Of Parapet Wall ngs, Extent : Model			5	\$1,800	1
	Miss/Damaged Flash Location : At Flat I	Roof And Pitched Ro	oof	Affected : 25%			
	Spalling, Extent : Se Location : Parapet	Walls Interior And		Face			
Masonry: Limestone	15% Now Joint Mortar Miss/E. Location: Coping Worn/Eroded, Extent Location: Coping	: Severe, Area Affe			5	\$500	
	Other Observation, I Location : Under O Explanation : Dam	Coping Stones	a Affected	d : 10%			
Metal Panel	5%		2042	* *	5	\$500	
Metal Security Bars	5% 4+ Corrosion/Rusting, I	\$500 Extent : Moderate, A	2047	* *	3	\$300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13338

Architecture	Curre	nt Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Roof								
Asphalt Shingle	45% Now Water Penetration Location: Over	ı, Extent : Moderate, A	2041 Area Affed	* * cted : 10%				
Modified Bitumen Skylight, Metal/Glass	50% 5% 4+ Glazing Broken/C Location : Roof	\$3,000 Tracked, Extent : Mode Skylight	2032 2032 erate, Are	\$57,600 \$148,200 va Affected : 2%	10	\$5,300		
nterior								
Floors								
Ceramic Tile	Location: 3rd F	n, Extent : Moderate, A Floor Bathrooms ent : Moderate, Area			5	\$300		
Marble Panels	5%		LIFE	* *	5	\$700		
Terrazzo	0	\$2,500 ing, Extent : Moderate Reception Area. Entr	LIFE e, Area Aj	•	5	\$1,100		
Vinyl Tile	60% Now Broken/Missing E Location : 3rd F	lements, Extent : Seve	2037 ere, Area	* * Affected : 4%	3	\$4,300		
	Location : 3rd F	ing, Extent : Moderatt Floor Staff Areas, Base Extent : Severe, Area ous Locations	ement, 2n	d Floor Children E	Bathroom	s		
Wood	25%		2047	* *	5	\$9,000		
		sh, Extent : Light, Are Tloor Community Area		d : 25%		,		
Interior Walls								
Ceramic Tile	3% Now Worn/Eroded, Ext Location : 3rd F	ent : Moderate, Area	2041 Affected :	**	5	\$500		
Glass: Single Pane	5%		LIFE	* *	5	\$1,300		
Plaster	-	\$33,700 tent : Severe, Area Aff tments On 3rd Floor	LIFE fected : 59	* *	5	\$8,400		
Wood		\$7,300 sh, Extent : Light, Are ous Locations. 1st And			5	\$16,800		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13338

Architecture		<b>Current F</b>	Repair	Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In		Now	\$4,800	2045	* *	5	\$500		
		Broken/Missing Elements, Extent: Severe, Area Affected: 2%							
			or Custodian Storag	•					
	Staining/Di	iscoloring,	Extent: Moderate	, Area Ą	ffected : 2%				
	Location	: 2nd Floo	or Elevator Area						
Plaster	95%			LIFE	* *	5	\$11,500		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2052	* *				
Free Standing Walls									
Masonry: Brick	100%			2032					
Retaining Walls									
Cast in Place Concrete	100%			2052	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	* *				
On-Site Walkways									
Cast in Place Concrete	50%			2037	* *				
Masonry: Granite	50%	0-2	\$600	LIFE	* *				
	Joint Morta	ar Miss/Er	od, Extent : Light, 2	Area Aff	ected : 15%				
	Location	: Entry Ra	mp And Stairs						

lectrical	Current Repair	Futur	e Replacement	Maintenance		
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location: Electrical Room					
	Explanation: One 800 Ampe	re Main Disconne	ct Switch			
Switchgear / Switchboard						
Fused Disc Sw	50%	2042	* *	5		
Molded Case Bkrs	50%	2032	\$21,500	5	\$200	
Raceway						
Conduit	20%	2032	\$7,300	1		
Conduit	80%	2042	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	15%	2031	\$3,000	5	\$100	
Molded Case Bkrs	80%	2040	* *	5	\$300	
Wiring						
Thermoplastic	80%	2042	* *	1		
Thermoplastic	20%	2032	\$6,600	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13338

Electrical	Current Rep	air Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							
Motor Controllers							
Locally Mounted	80%	2037	* *	5	\$100		
Locally Mounted	20%	2030	\$9,500	5			
Ground							
Grounding Devices	1000/	LIPP	* *	-	<b>#200</b>		
Generic	100%	LIFE	~ ~ ~	5	\$200		
Lighting							
Interior Lighting Fluorescent	90%	2037	* *	10	\$10,800		
Fluorescent	T-5 Lamps And Fixtures,		eted · 100%	10	\$10,000		
	Location: Throughout		. 10070				
Fluorescent	5%	2037	* *	10	\$600		
Fluorescent			eted : 100%	10	\$000		
		amps And Fixtures, Extent : Light, Area Affected : 100% cation : Throughout The Building					
El.,,,,,,	5%		* *	10	\$600		
Fluorescent	5% Other Observation, Exter	2037		10	\$600		
	Location: Throughout		00/0				
	· ·	Fluorescent Light Fixtur	25				
Egress Lighting	Ехрининон . Сотрист	Truoresceni Light Tixtur	es				
Emergency, Battery	50%	2037	* *	10	\$1,600		
Exit, Service	50%	2037	* *	1	Ψ1,000		
Exterior Lighting							
HID	10%	2027	\$6,000	10			
No Component	90%						
Alarm							
Security System							
No Component	80%						
Generic	10%	2032	\$2,400	1	\$500		
	Other Observation, Exter		100%				
	Location: Throughout						
	Explanation : CCTV Su	rveillance Cameras					
Generic	10%	2027	\$2,400	1	\$500		
	Other Observation, Exter						
	Location: Reading Area, Hallway And Exit Doors						
<del></del>	Explanation : Intrusion	Alarm And Motion Senso	or				
Fire/Smoke Detection	<b>5</b> 00/						
No Component	70%	2025	* *	1.2	00.400		
Generic, Digital	30%	2037	1000/	1-3	\$2,400		
	Other Observation, Exter		100%				
	Location: Throughout		a Alama Dalla C	moke D=	taatans Ard		
	Explanation : Strobe Li Horns	ghts, Manual Pull Station	s, Atarm Betts, SI	поке Де	ieciors Ana		

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 HARLEM BRANCH LIBRARY

Asset #: 13338

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Natural Gas	Location	servation, E 1 : Electrica	Extent : Severe, Area al Room rd Gas Meter Is Lo	-		1 Room		
Conversion Equipment Hot Water Boiler	Location	servation, E	Extent : Light, Area at Boiler Room it	2037 Affected	**	1	\$6,500	
Distribution Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
Terminal Devices Convector/Radiator	Broken, E.		\$2,100 lerate, Area Affecte or Bathroom Broker		\$105,800 or Cover	1	\$3,800	
Air Conditioning Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	80%			2032	\$113,500	2	\$600	
Split Unit	$\frac{Location}{20\%}$ R-22 Refr.	i : 3 Units, I	tent : Light, Area A Roof tent : Light, Area A I On Roof, I In Co	2032 ffected :	\$61,500			
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%			2032	\$78,900	1	\$800	
Heat Rejection Evaporative Condenser No Component	20% 80%			2032	\$13,600	2	\$1,800	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
Exhaust Fans Roof	100%			2032	\$25,100	2	\$400	
Plumbing H/C Water Piping Brass/Copper Water Heater With Tanks	100%			2042	* *	1		
Gas Fired Sanitary Piping	100%			2030	\$16,900	2		
Cast Iron Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron	100%			LIFE	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 HARLEM BRANCH LIBRARY

Asset #: 13338

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2032	\$6,800	4	\$500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100	0%			
	Location: Basement To 3rd Fi	loor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	40%					
Generic	60%	2042	* *	1-2	\$2,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : HIGH BRIDGE BRANCH LIBRARY

Address : 78 WEST 168TH ST. @WOODYCREST AVE.

Borough : BRONX Agency's Number : H03

Area Sq Ft : 8,352 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Feb-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2510 Lot : 27 BIN : 2003163

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$52,900	\$166,600
Total	\$52,900	\$166,600
Importance Code A	\$52,900	\$166,600
Total	\$52,900	\$166,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,500			
Interior Architecture	\$14,300		\$6,000	\$100
Electrical	\$1,000	\$800	\$1,000	\$800
Mechanical	\$8,200	\$800	\$4,100	\$500
Site Enclosure	\$5,100	\$200		
Site Pavements	\$4,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$60,800	\$8,900	\$18,200	\$8,700
Importance Code A	\$20,900	\$400	\$400	\$400
Importance Code B	\$24,000	\$8,300	\$17,500	\$8,300
Importance Code C	\$15,900	\$200	\$300	
Total	\$60,800	\$8,900	\$18,200	\$8,700



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13339

chitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls	•••	***			_	44.600	
Cast in Place Concrete	2% 4+ Staining/Discolor Location : Left I	\$900 ing, Extent : Moderat Facade	LIFE e, Area A <u>f</u>	* * Fected : 60%	5	\$1,600	
Cast Stone/Terra Cotta	Location : Wind Staining/Discolor	\$10,000 ing, Extent : Moderat ow Sills ing, Extent : Severe, A Side Window Sills			5	\$2,500	
Concrete Masonry Unit	Location : Vario Staining/Discolor	\$52,900 ent : Moderate, Area us Locations Through ing, Extent : Moderat Perimeter Throughou	iout e, Area A <u>f</u>		5	\$6,200	
Stucco Cement	Location : East . Vertical Cracks, E	ing, Extent : Moderat	Iffected : :		5	\$600	
Window Wall	_	\$7,100 sing, Extent : Severe, Corner Of Window Wo		* * cted : 2%	5	\$8,900	
Windows Aluminum	100%		2051	* *	5	\$900	
Parapets							
Concrete Masonry Unit Metal Panel	5% 15% Other Observation	n, Extent : Light, Area	LIFE 2055	* * * *	5-10 5	\$600 \$1,200	
	Location : Main	And Lower Roof uminum Metal Copin		. 100/0			
No Component	Location : Roof	n, Extent : N/A, Area . Level eel Railing With Hori					
Roof		<del>-</del>					
Modified Bitumen	Location : All Ro	n, Extent : N/A, Area 2 oof oow Covered Surfaces		\$166,600 100%	10	\$15,400	
Skylight, Plastic	3%		2048	* *	1		
Soffits Metal/Glass Curt Wall	100% Other Observation Location: Entro	n, Extent : Light, Area	LIFE Affected	**	5	\$500	
		nce lass And Aluminum M	. 10				

#### 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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13339

Architecture	Current Rep	air	Future	Replacemer	nt	Maintenance			
System	% of Fail Date Es	stimated Cost	Year	Estimated C	ost	Cycle	<b>Estimated Cost</b>	Priority	
Component Type	Total (Years)		FY			(Yrs)			
Interior Floors									
Cast in Place Concrete	7%		LIFE		* *	5	\$2,900		
	Worn/Eroded, Extent : L						<b>,</b> ,		
	Location: Mechanical	Rooms							
Ceramic Tile	3%		2044		* *	5	\$300		
Vinyl Tile	90%		2040		* *	3	\$3,200		
•	Uneven Surface, Extent . Location : Main Floor	ven Surface, Extent : Light, Area Affected : 10% cation : Main Floor							
Interior Walls									
Ceramic Tile	5%		2048		* *	5	\$600		
Concrete Masonry Unit	10%		LIFE		* *	5	\$900		
Glass: Single Pane	5%		LIFE		* *	5	\$800		
Gypsum Board	80%		LIFE		* *	5-10	\$15,200		
Ceilings	000/		20.40		* *	-	<b>#0.200</b>		
AcousTileSusp.Lay-In	90%		2048		ጥ ጥ	5	\$9,300		
	Other Observation, Exte	nt : Lignt, Area A <u>j</u>	јестеа :	3%					
	Explanation : Dirt								
Ermanad Stana Staal	5%	1	LIFE		* *	10	\$1,000		
Exposed Struc: Steel Gypsum Board	5%		LIFE		* *	5-10	\$1,800		
Site Enclosure	370		LII L			3-10	\$1,000		
Fence/Gates									
Aluminum Rail	5%		2052		* *	5-10	\$500		
	Other Observation, Exte	nt : Light, Area Aj	fected :	100%					
	Location: Main Entry								
	Explanation: Ramp Ro	ailing							
Aluminum Rail	45% Now	\$2,200	2048		* *	5	\$1,900		
	Corrosion/Rusting, Exter	nt : Severe, Area A	lffected	: 100%					
	Location: Cables At A	ll Roof Railings							
Exposed Struc: Steel	50% 2-4	\$2,900	LIFE		* *				
	Corrosion/Rusting, Exter								
	Location : Street Level	Right Side Fence	At Hori	izontal Comp	onen	its			
Retaining Walls									
Masonry: Brick	100%		2055		* *				
Site Pavements									
Public Sidewalk	1000/	Ф.4.200	20.40		* *				
Cast in Place Concrete	100% 4+	* )	2048		ጥ ጥ				
	Cracking/Crumbling, Ex Location: Various Loc	_	00	i. 1070					
On Site Well-wave	Locuiton . various Loc	anons inroughou	ı						
On-Site Walkways  Cast in Place Concrete	100% 4+	\$100	2048		* *				
Cast III Flace Colletete	Other Observation, Exte	*							
	Location: Entry Ramp		11,,,,,,						
	Explanation: Rusting		ailino (	Connections					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13339

Component Type  Under 600 Volts Service Equipment Fused Disc Sw  Oth Lo E  Switchgear / Switchboard Molded Case Bkrs  Raceway Conduit Panelboards	Total (Years)  100% ner Observation, incoming the second in the second i	Extent : N/A, Area Ą	FY  2055 ffected:	**	(Yrs)	Estimated Cost	Priority
Service Equipment Fused Disc Sw  Oth Lo E  Switchgear / Switchboard Molded Case Bkrs  Raceway Conduit Panelboards Molded Case Bkrs	ner Observation, I cocation : Electric explanation : Main 100% 100%	cal Room	ffected :  2055 2055	100%  Rated At 600 Ampe	eres.	\$200	
Fused Disc Sw  Oth  Lo  E.  Switchgear / Switchboard  Molded Case Bkrs  Raceway  Conduit  Panelboards  Molded Case Bkrs	ner Observation, I cocation : Electric explanation : Main 100% 100%	cal Room	ffected :  2055 2055	100%  Rated At 600 Ampe	eres.	\$200	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs	ner Observation, I cocation : Electric explanation : Main 100% 100%	cal Room	ffected :  2055 2055	100%  Rated At 600 Ampe	eres.	\$200	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs	ocation : Electric xplanation : Main 100% 100%	cal Room	2055 2055	**	5	\$200	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs	xplanation : Main 100% 100% 100%		2055	**	5	\$200	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs	100% 100% 100%	n Service Disconnec	2055	**	5	\$200	
Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs	100%		2055	* *		\$200	
Raceway Conduit Panelboards Molded Case Bkrs	100%		2055	* *		\$200	
Conduit Panelboards Molded Case Bkrs	100%				1		
Panelboards Molded Case Bkrs	100%						
Molded Case Bkrs			2051				
			_001	* *	5	\$200	
wiring	100%					<b>42</b> 00	
			2055	* *	1		
Motor Controllers							
Locally Mounted	100%		2048	* *	5	\$100	
Ground							
Grounding Devices							
	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
	100%		2043	* *			
Egress Lighting	<b>500</b> /		2040	ماد ماد	1.0	<b>#1</b> 000	
Emergency, Battery	50%		2040	* *	10	\$1,000	
Exit, LED	50%		2063	* *	1		
Exterior Lighting LED	100/		2042	* *			
No Component	10% 90%		2043				
Alarm	9070						
Security System							
	100%		2040	* *	1	\$3,100	
		Extent : N/A, Area A		100%		ψ5,100	
		g Areas, Basement, I					
	Explanation: CCTV Surveillance Cameras						
Fire/Smoke Detection							
Generic, Analog	100%		2040	* *	1-3	\$5,100	
Oth	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And						
<i>H</i>	orns						

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2055	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13339

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Conversion Equipment						
Furnace	50%	2040	* *	1	\$2,100	
	Other Observation, Extent : Light	, Area Affected : 50%				
	Location : Roof					
	Explanation : 1 Rooftop Packag					
Hot Water Boiler	50%	2048	* *	1	\$2,100	
	Other Observation, Extent : Light	**	6			
	Location : Basement Boiler Roo	om				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2051	* *	4	\$600	
Terminal Devices						
Convector/Radiator	50%	2048	* *	1	\$1,400	
No Component	50%					
ir Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		
Conversion Equipment						
Ext Pkg Unit -	95%	2040	* *	2	\$500	
Heating/Cooling						
Split Unit	5%	2040	* *			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$13,600	
Tentilation Tentilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,400	
Exhaust Fans						
Roof	100%	2040	* *	2	\$300	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2055	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2033	\$16,900	2		
	Other Observation, Extent : Light	, Area Affected : 100%	6			
	Location : Basement					
	Explanation: One 40 Gallon We	ater Heater				
Sanitary Piping						
Cast Iron	· · · · · · · · · · · · · · · · · · ·	,100 LIFE	* *	1		
	Blockage /Clogged, Extent : Seven		)%			
	Location : House Trap Is Old Ar	nd Corroded				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures		<del></del>				
Generic	100%					
Vertical Transport						

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### NEW YORK PUBLIC LIBRARY - 035 HIGH BRIDGE BRANCH LIBRARY

Asset #: 13339

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE \*\*

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

Location: First Floor To Second Floor

Explanation: 1 Unit

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : HUDSON PARK - ECRIC BRANCH LIBRARY
Address : 66 LEROY ST. NEAR SEVENTH AVE. SOUTH

Borough : MANHATTAN Agency's Number : H04
Program / Asset # : NPL0H04.000 / 13340 Yr Built/Renovated : 1906 /

Area Sq Ft : 17,565 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-Mar-2021 Landmark Status : NONE

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

Block : 582 Lot : 18 BIN : 1009760

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$424,700	\$70,500		
Interior Architecture	\$330,600	\$580,200		
Electrical		\$9,700		
Mechanical		\$99,600		
Total	\$755,400	\$760,100		
Importance Code A	\$424,700	\$70,500		
Importance Code B	\$330,600	\$689,600		
Total	\$755,400	\$760,100		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$105,100	\$2,000	\$100	
Interior Architecture	\$65,800	\$1,800		\$2,300
Electrical	\$34,700	\$16,900	\$1,400	\$1,100
Mechanical	\$1,600	\$1,700	\$3,000	\$1,400
Site Pavements	\$3,100			
Total	\$210,200	\$22,400	\$4,500	\$4,800
Importance Code A	\$106,000	\$3,100	\$1,000	\$900
Importance Code B	\$82,700	\$19,300	\$3,500	\$3,900
Importance Code C	\$21,600			
Total	\$210,200	\$22,400	\$4,500	\$4,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13340

Architecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	720/ 41 \$27.77	)()	5	¢15 400	
Masonry: Brick	72% 4+ \$36,60 Water Penetration, Extent: Modera Location: Basement	O LILL	5	\$15,400	
Masonry: Granite	8% 4+ \$20,10 Cracking/Crumbling, Extent: Mode Location: Base Of Building At Le Staining/Discoloring, Extent: Mode Location: Base Of Building 7th A	rate, Area Affected : 15% roy Street Facade rrate, Area Affected : 20%	5	\$1,300	
Masonry: Limestone	12% 4+ \$30,10 Cracking/Crumbling, Extent: Mode Location: Leroy Street Facade Worn/Eroded, Extent: Moderate, An Location: Horizontal Banding	erate, Area Affected : 15%	5	\$1,900	
Metal Panel	5%  Deformed/Dented, Extent: Moderal Location: 3rd Floor Apartment Extent: Moderal Location: Mod	nclosure ate, Area Affected : 50%	5-10	\$7,400	
Wood	3% 0-2 \$10,40 Dry Rot/Decay, Extent : Severe, Are Location : 7th Avenue Entry Vestib	00 2037 ** a Affected : 35%	5	\$1,600	
Windows	<u> </u>				
Aluminum Metal Louvers	5% 5% Now \$8,00 Deformed/Dented, Extent : Moderat Location : Openings At Grade		5	\$200	
Wood	15% Now \$25,00 Deteriorated Finish, Extent: Moder Location: 2nd And 3rd Floor Win Dry Rot/Decay, Extent: Severe, Are Location: 2nd And 3rd Floor Win Thermally Inefficient, Extent: Sever Location: 2nd And 3rd Floor Win Weather Strip Missing, Extent: Mod Location: 2nd And 3rd Floor Win	rate, Area Affected : 70% dows Facing South a Affected : 30% dows Facing South re, Area Affected : 50% dows Facing South	5	\$3,600	1
Wood	75% Now \$125,20 Dry Rot/Decay, Extent: Moderate, Location: 1st And 2nd Floor Wind Thermally Inefficient, Extent: Mode Location: 1st And 2nd Floor Wind Other Observation, Extent: Light, A Location: West Facing Windows A Explanation: Protective Metal Gr	00 2057 ** Area Affected : 50% Alows Facing North, East And Verate, Area Affected : 100% Alows Facing North, East And Verea Affected : 40% And Windows At Grade		\$18,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13340

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Parapets		****			_		
Masonry: Brick	60% 0-2	\$110,500	LIFE	* *	5	\$2,900	
	Parge/Tar Separating			ed: 25%			
	Location : Interior						
	Spalling, Extent : Mo Location : East, We						
Masonry: Brick	25%		LIFE	* *	5	\$1,200	
Masonry: Limestone	10%		LIFE	* *	5	\$600	
Slate	5%		LIFE	* *	5	\$200	
Roof							
Modified Bitumen	100% Now	\$164,000	2042	* *			
	Blisters, Extent : Sev	ere, Area Affected :	20%				
	Location : Perimete	er Of Roof					
	Water Penetration, E	Extent : Severe, Area	Affected	! : 15%			
	Location : At Roof	Drain On Main Ro	of Adjace	nt To Apartment W	Vall		
terior							
Floors							
Ceramic Tile	5%		2035	\$77,700	5	\$1,400	
Panel/Paver: Cer/Brk	2%		2040	* *	5	\$1,300	
Slate	5%		LIFE	* *	5	\$1,500	
Terrazzo	2%		LIFE	* *	5	\$400	
Vinyl Tile	66%		2032	\$502,500	3	\$9,200	
Vinyl Tile 9" X 9"	15%		2027	\$330,600	3	\$1,600	
Wood	5%		2047	* *	5	\$2,600	
Interior Walls							
Ceramic Tile	5%		2041	* *	5	\$1,100	
Glass: Single Pane	3%		LIFE	* *	5	\$500	
Marble Panels	2%		LIFE	* *			
Plaster	75%		LIFE	* *	5	\$4,900	
Plaster	10% Now	\$21,000	LIFE	* *	5	\$700	
	Paint Peeling, Exten Location : 3rd Floo		ected : 10	00%			
	Water Penetration, E Location : 2nd Flo				Basemen	t Auditorium	
	Worn/Eroded, Extent Location : 3rd Floo		cted : 10	0%			
Wood	5%		LIFE	* *	5	\$4,400	
Ceilings							
Plaster	90%		LIFE	* *	5	\$15,600	
Plaster	10% Now	\$41,900	LIFE	* *	5	\$1,700	
	Paint Peeling, Exten Location : 3rd Floo		ected : 10	00%			
	Water Penetration, E		Affected	! : 15%			
	Location : 2nd Flo				Basemen	t Auditorium	
	Worn/Eroded, Extent						
	Location : 3rd Floo	**					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13340

Architecture	Current Repa	nir	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$3,100	2045	* *			
	Cracking/Crumbling, Exte	ent : Moderate,	Area Af	fected : 15%			
	Location: In Front Of 7th Avenue Entrance						
	Tripping Hazard, Extent:	Moderate, Area	a Affecte	ed : 10%			
	Location: In Front Of 7	th Avenue Entr	ance				

LIFE

Electrical	Current Repa	nir	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2032	\$43,000	5	\$500	
	Other Observation, Exten		ffected :	100%			
	Location : Electrical Ro						
	Explanation : Main Serv	vice Disconnect	t Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard					_		
Molded Case Bkrs	100%	37/1	2032	\$43,000	5	\$500	
	Other Observation, Exten	t : N/A, Area A <u>j</u>	ffected :	100%			
	Location: Basement	<b>a</b>					
D.	Explanation: 1 Vertical	Section					
Raceway	700/		2022	<b>#27.500</b>	1		
Conduit	70%		2032	\$25,500 * *	1		
Conduit	30%		2042	* *	1		
Panelboards	<b>5</b> 0/		20.40	* *	-		
Fused Disc Sw	5%		2040		5	<b>#200</b>	
Molded Case Bkrs	70%		2031	\$13,800	5	\$300	
Molded Case Bkrs	25%		2040	* *	5	\$100	
Wiring	700/ 2.4	Φ22 100	2057	* *			
Braided Cloth	70% 2-4	\$23,100	2057		1		
	Other Observation, Exten		tjected :	100%			
	Location: Throughout T	-					
	Explanation : Insulation	Aged					
Thermoplastic	30%		2042	* *	1		
Motor Controllers					_	****	
Locally Mounted	50%		2030	\$23,700	5	\$100	
Variable Frequency	50%		2049	* *			
Drive							
Ground							
Grounding Devices	1000/ 2.4	Φ10 <b>2</b> 00	TIPP	* *	_	<b>#200</b>	
Generic	100% 2-4	\$10,300	LIFE		5	\$300	
	Other Observation, Exten	t : N/A, Area Aj	ijected :	100%			
	Location: Water Main						
	Explanation: Corroded						

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

100%

On-Site Walkways

Masonry: Granite

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13340

Electrical	Current Repair	Futu	re Replacement	lacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2037	* *	10	\$15,300	
	Other Observation, Extent: N/A, Area	Affected :	95%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	5%	2032	\$9,700	10	\$800	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Upper Floors					
	Explanation : Compact Fluorescent L	ight				
Egress Lighting	-00/		<b></b>		42.100	
Emergency, Battery	50%	2032	\$14,600	10	\$2,100	
Exit, Service	50%	2032	\$2,900	1		
Exterior Lighting	100/	2022	<b>#</b> 6 000	10	<b>#200</b>	
Fluorescent	10%	2032	\$6,900	10	\$200	
	Other Observation, Extent: N/A, Area A	4јјестеа :	100%			
	Location : Front Of The Building Explanation : Compact Fluorescent L	ialet				
N. G		igni				
No Component	90%					
Alarm						
Security System	80%					
No Component Generic	20%	2032	\$6,500	1	¢1 200	
Generic	Other Observation, Extent : N/A, Area 2			1	\$1,300	
	Location: Hallways	ieni . 1V/A, Area Affectea . 100/0				
	Explanation : Intrusion Alarm Only. 1	Notion Sa	pucare			
Fire/Smoke Detection	Explanation . Intrasion Attitution Only. 1	nonon se	ALSOI S			
Generic, Digital	100%	2037	* *	1-3	\$10,800	
Scholle, Digital	Other Observation, Extent : N/A, Area 2		100%	1 3	Ψ10,000	
	Location: Throughout The Building	55 - 1000 .	- 4, 4			
	Explanation: Strobe Lights, Alarm Be	ells, Manı	ual Pull Stations, S	moke De	tectors And	

<b>Mechanical</b>	Current Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment						
Furnace	30%	2037	* *	1	\$2,600	
	Other Observation, Extent : Light, Are	a Affected	' : <i>30%</i>			
	Location : Roof					
	Explanation: 2 Rooftop Package Un	iits				
Hot Water Boiler	70%	2045	* *	1	\$6,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13340

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Distribution (P)	700/		2021	<b>#2</b> 6.600	4	Ф000	
Hot Wtr Piping/Pump	70%	stant Light Auga	2031	\$26,600	4	\$900	
	On Extended Life, Ex Location : Through	-			Isoful I it	se Cycle Rating	
No Commence		oui. The Hoi water	1 iping 1	Tre Beyona Their C	sejui Lij	e Cycle Raling	
No Component Terminal Devices	30%						
Convector/Radiator	70%		2030	\$99,600	1	\$4,000	
Convector/Radiator	On Extended Life, Ex	ctent · Light, Area A		·	1	\$4,000	
	Location: Through				ir Useful	Life Cvcle	
	Rating				<b>y</b>	<i>y y</i>	
No Component	30%						
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Ext Pkg Unit -	70%		2040	* *	2	\$800	
Heating/Cooling		7 1:1.4	100 1	700/			
	Other Observation, E	extent : Light, Area	Affectea	: /0%			
	Location: Roof	often Units D 110s					
End Diam Linia	Explanation: 2 Roo	ojiop Oniis. K-410a		* *	2	\$200	
Ext Pkg Unit - Heating/Cooling	20%		2037		2	\$200	
No Component	10%						
Ventilation	1070						
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$2,900	
Ductwork/Diffusers	70%		LIFE	* *	2-5	\$6,900	
Exhaust Fans							
Interior	25%		2040	* *	2	\$100	
Roof	75%		2040	* *	2	\$400	
lumbing							
H/C Water Piping	1000/		2012				
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks	1000/		2020	¢17,000	2		
Gas Fired	100%		2030	\$16,900	2		
Sanitary Piping	1000/		TIPP	* *	1		
Cast Iron	100%	tant · Light Avea	LIFE		1		
	On Extended Life, Ex Location: Through				eful Life	Cycle Rating	
Storm Drain Dining	Location . Through	om. The bunnary I	iping III	e Deyona Their Os	yn bye	Cycic Raing	
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Cast IIOII	On Extended Life, Ex	ctent · Light Area A		100%	1		
	Location: Through				r Heaful	Life Cycle Pating	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 HUDSON PARK - ECRIC BRANCH LIBRARY

Asset #: 13340

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Backflow Preventer							
No Component	90%						
Generic	10%		2037	* *	1	\$100	
	Other Observation,	Extent : Light, Area	Affected	: 10%			
	Location : Baseme	nt, Water Meter Roo	om				
	Explanation: Back	kflow Preventer Serv	es Boile	r Only			
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%		2052	* *	1-2	\$500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : HUNT'S POINT BRANCH LIBRARY
Address : 877 SOUTHERN BLVD. @TIFFANY ST.

Borough : BRONX Agency's Number : H05

Area Sq Ft : 13,715 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-Jan-2020 Landmark Status : NONE

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

Block : 2722 Lot : 63 BIN : 2005755

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$186,600			
Interior Architecture		\$224,800		
Electrical	\$15,200			
Mechanical	\$104,300			
Total	\$306,000	\$224,800		
Importance Code A	\$186,600			
Importance Code B	\$119,500	\$224,800		
Total	\$306,000	\$224,800		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$11,400	\$2,000		
Interior Architecture	\$6,900	\$5,100	\$1,000	
Electrical	\$29,900	\$600	\$400	\$17,100
Mechanical	\$1,300	\$1,500	\$5,700	\$18,100
Site Pavements	\$3,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$59,700	\$16,400	\$14,400	\$42,400
Importance Code A	\$12,100	\$2,700	\$700	\$700
Importance Code B	\$42,200	\$13,700	\$13,700	\$41,700
Importance Code C	\$5,400			
Total	\$59,700	\$16,400	\$14,400	\$42,400



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13341

Architecture		Current	Repair	Futu	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								•
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$33,000	
Masonry: Brick	80%			LIFE	* *	5	\$33,800	
Stucco Cement	10%			2036	* *	5	\$10,600	
Windows								
Aluminum	100%			2047	* *	5	\$4,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,100	
Masonry: Brick		Now	\$128,300	LIFE	* *	5	\$3,400	1
			od, Extent : Severe	-	ffected : 50%			
	Location	: Interior	Side Of Parapet W	alls				
Masonry: Limestone	3%			LIFE	* *	5	\$200	
Metal Panel	2%			2051	* *	5	\$300	
Roof								
Built-Up (BUR)	20%			2031	\$34,900	10	\$3,000	
Modified Bitumen	20%			2036	* *	10	\$3,000	
Roll Roofing	60%	Now	\$2,900	2027	\$58,300	5	\$7,500	
			xtent : Severe, Arec Floor Children Con					
terior								
Floors								
Carpet	50%			2030	\$179,900	3	\$15,400	
Cast in Place Concrete		Now	\$1,700	LIFE	* *	5	\$2,200	
	_	Crumbling, : Basemer	Extent : Moderate at	, Area Aj	ffected : 10%			
Ceramic Tile	5%			2040	* *	5	\$1,000	
Vinyl Tile	40%			2031	\$224,800	3	\$3,100	
Interior Walls								
Cast Stone/Terra Cotta	13%			LIFE	* *			
Ceramic Tile	2%			2040	* *	5	\$800	
Plaster	80%			LIFE	* *	5	\$9,900	
Plaster	5%	Now	\$2,500	LIFE	* *	5	\$600	
			xtent : Moderate, A		cted : 10%			
	Location	: Second I	Floor Children Con	nmunity .	Room And Stair			
Ceilings								
AcousTile,Adhered	20%			2036	* *	5	\$4,100	
Plaster	75%			LIFE	* *	5	\$9,600	
Plaster	5%	Now	\$600	LIFE	* *	5	\$600	
			xtent : Moderate, A Floor Children Con					
te Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Free Standing Walls	10070							
Masonry: Brick	100%			2041	* *			
ita Davamenta	100/0			2011				

Site Pavements

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13341

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,000	2051	* *			
	Cracking/C	Trumbling,	Extent : Severe, An	ea Affec	eted : 100%			
	Location	: Rear Of	Building					

Electrical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•						
Service Equipment							
Fused Disc Sw	100%		2031	\$3,700	5	\$100	
	Other Obse	ervation, Extent : Light, Area	ı Affected	: 100%			
	Location	: Electrical Room Basement					
	Explanati	on : One 400 Ampere Main	Disconne	ect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2031	\$43,000	5	\$400	
Raceway							
Conduit	70%		2031	\$25,500	1		
Conduit	30%		2051	* *	1		
Panelboards							
Fused Disc Sw	5%		2030	\$1,000	5		
Molded Case Bkrs	35%		2030	\$6,900	5	\$100	
Molded Case Bkrs	60%		2047	* *	5	\$200	
Wiring							
Braided Cloth	20%	2-4 \$6,600	2056	* *	1		
	Insulation 2	Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location	: Throughout					
Thermoplastic	50%		2031	\$16,500	1		
Thermoplastic	30%		2051	**	1		
Motor Controllers	2070		2001		-		
Locally Mounted	70%		2044	* *	5	\$100	
Locally Mounted	30%		2029	\$14,200	5	Ψ100	
Ground	3070		2027	Ψ11,200			
Grounding Devices							
Grounding Devices  Generic	100%		LIFE	* *	5	\$200	
Lighting	100/0					Ψ200	

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13341

Electrical	Curi	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	70%		2036	* *	10	\$8,800	
	T-8 Lamps And I	Fixtures, Extent : Light,	Area Aff	ected : 100%			
	Location: First	st, Second And Third Fl	oor				
Fluorescent	20%		2039	* *	10	\$2,500	
	Compact Fluore	scent Light, Extent : Lig	ght, Area	Affected : 100%			
		ding Areas First Floor					
Fluorescent	10%		2026	\$15,200	10	\$1,300	
	T-12 Lamps And	Fixtures, Extent : Ligh	t, Area At			. ,	
	Location : Bas	0					
Egress Lighting							
Exit, Service	100%		2036	* *	1		
Exterior Lighting							
HID	20%		2026	\$12,700	10		
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2036	* *	1	\$1,500	
	Other Observati	on, Extent : Light, Area	Affected	: 100%			
	Location : Rea	ding Areas And Outside	е				
	Explanation:	CCTV Surveillance Can	nera Syst	em			
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2036	* *	1-3	\$2,500	

Mechanical	Current Repair	Future Ro	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$6,800	
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location: Basement					
	Explanation: 1 Natural Gas Fir	ed Hot Water Boile	r			
Distribution						
Hot Wtr Piping/Pump	100%	2039	* *	4	\$1,000	
Terminal Devices						
Convector/Radiator	100%	2036	* *	1	\$4,400	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13341

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	70%	2026	\$104,300	2	\$600	
coomig	Other Observation, Extent : Light, Are Location : Roof	ea Affected : .	100%			
	Explanation: 4 Units R-410a					
Split Unit	30%	2036	* *			
Distribution	3070	2030				
Ductwork/Diffusers	75%	LIFE	* *	2	\$13,400	
No Component	25%	2112		_	Ψ12,.00	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,600	
Exhaust Fans						
Interior	100%	2036	**	2	\$400	
	Other Observation, Extent : Light, Are	ea Affected : .	100%			
	Location: Mechanical Room		771 1.1 17		27 1	
DI 1:	Explanation: The Air Handling Equ	upment Serve	es The Library Ve	entilation	n Needs	
Plumbing H/C Water Pining						
H/C Water Piping Brass/Copper	100%	2051	* *	1		
Water Heater With Tanks	10070	2031		1		
Gas Fired	100%	2029	\$16,900	2		
345 1 11 3 4	Recent Installation, Extent : N/A, Area			_		
	Location: Basement	55				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	90%					
Generic	10%	2036	* *	1	\$100	
	Other Observation, Extent : Light, Are	ea Affected : .	100%			
	Location: Basement					
	Explanation : Boiler Only					
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	100%	LIFE	* *			
Hydraulic	Other Observation, Extent : Light, Are					
	Location: From 1st To 2nd Floor	a rijjecieu .	100/0			
	Explanation: 1 Unit					
	<i>Б</i> лрининон . 1 Опп					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : INWOOD BRANCH LIBRARY
Address : 4790 BROADWAY @ACADEMY ST.

Borough : MANHATTAN Agency's Number : I01

Area Sq Ft : 17,334 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 01-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2233 Lot : 13 BIN : 1064894

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$465,800	
Interior Architecture		\$201,400
Electrical	\$191,800	
Mechanical	\$706,000	\$56,200
Total	\$1,363,500	\$257,600
Importance Code A	\$648,300	
Importance Code B	\$715,200	\$257,600
Total	\$1,363,500	\$257,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$55,900		\$6,800	\$300
Interior Architecture	\$11,000	\$47,100	\$3,100	
Electrical	\$2,200	\$1,200	\$103,400	\$1,200
Mechanical	\$52,200	\$2,000	\$59,700	\$2,000
Site Enclosure	\$20,500			
Site Pavements	\$8,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$157,400	\$57,500	\$180,300	\$10,700
Importance Code A	\$74,200	\$900	\$7,700	\$1,200
Importance Code B	\$62,800	\$56,600	\$169,500	\$9,500
Importance Code C	\$20,500		\$3,100	
Total	\$157,400	\$57,500	\$180,300	\$10,700



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13342

Architecture	Curre	nt Repair	Future R	Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Exterior Walls	(40/ 2.4	Ф <b>7</b> 1 400	LIEE	* *	-	<b>017.500</b>		
Masonry: Brick	64% 2-4	\$71,400 ing, Extent : Light, Ar	LIFE		5	\$17,500		
	Location : Thro		ей Ајјестей .	10/0				
		ignoui Moderate, Area Affect	ed · 20%					
	00	n And East Facades	ca . 2070					
		h, Extent : Moderate,	Area Affecte	d : 15%				
	Location : East							
Masonry: Brick Cavity	20% 2-4	\$9,400	LIFE	* *	5	\$5,500		
, , ,	Graffiti, Extent : I	Moderate, Area Affect	ed : 15%					
	Location: North	h And East Facades						
Masonry: Limestone	3% 2-4	\$6,400	LIFE	* *	5	\$600		
•	Joint Mortar Miss	s/Erod, Extent : Light,	Area Affecte	ed : 10%				
	Location : Thro	ıghout						
Metal Panel	5%		2048	* *	5-10	\$9,400		
Granite Panels	3% 4+	\$7,500	LIFE	* *	5	\$600		
		s/Erod, Extent : Light,	Area Affecte	ed : 10%				
	Location : Thro	ughout						
Pre-Cast Concrete	3%		LIFE	* *	5	\$2,700		
Slate Panels	2% 2-4	\$4,200	LIFE	* *	5	\$400		
		ing, Extent : Moderat						
	Location : Deco	rative Panels - East A	Ind West Fac	rades				
Windows	920/ 2.4	¢1.00.000	2052	* *	-	¢1.700		
Aluminum	82% 2-4	\$160,600	2053		5	\$1,700		
	Corrosion/Rusting, Extent: Light, Area Affected: 50% Location: Throughout Original Building On First And Second Floors							
	Unit Inoperable, Extent: Moderate, Area Affected: 75%							
		ughout Original Build	00		oors			
Aluminum	15%		2044	* *	5	\$600		
Metal Louvers	3%		2031	\$6,800	10	\$800		
Parapets								
Masonry: Brick	70% Now	\$78,800	LIFE	* *	5	\$3,100		
	Joint Mortar Miss	s/Erod, Extent : Mode	rate, Area A <u>f</u>	fected : 35%				
	Location : Thro	-						
		ng, Extent : Moderate		ed : 20%				
		hwest And Southeast (						
		Extent : Moderate, Are	ea Affected : .	20%				
		ior Parapet Walls						
Masonry: Limestone	10% Now	. ,	LIFE	**	5	\$600		
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%							
	Location: Underside Of Coping  Caulling Detailored Extent Medicate Area Affected (25%)							
	Caulking Deteriorated, Extent: Moderate, Area Affected: 25%  Location: Coping							
	•	ng h, Extent : Moderate,	Area Affecte	d · 20%				
	Location : Copi		11,700,100					
No Component	20%							
No Component  All component renairs \$ estim		11 1	. 1.6	1.6				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13342

Architecture	Current Rep	air Fu	ture Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Roof	000/ 0.2	Ф15 500 200	Φ155.000			
Built-Up (BUR)	80% 0-2	\$15,500 20				
	Drains Clogged, Extent:	**	ed: 10%			
	Location : Adjacent To		1 100 1 2007			
	Miss/Damaged Flashings		Area Affected: 30%			
	Location: Perimeter F	0	100/			
	Ponding, Extent: Moder	**				
	Location: Roof Sliver I	_	-			
	Water Penetration, Exten		•			
	Location : At Curbing I					
Metal Panel	18%	20-		10	\$5,500	
Skylight, Metal/Glass	2% 4+	\$1,900 20	-			
	Cracking/Crumbling, Ext		ected : 10%			
. ·	Location : Interior Side	Of Curbing				
Interior						
Floors	100/	20	97 942 000	2	\$2.700	
Carpet	10%	20:			\$3,700	
Cast in Place Concrete	5% 50/	LII	L	5	\$2,700	
Ceramic Tile	5% 50/	20.		5	\$1,200	
Terrazzo	5% 45%	LII		5	\$1,000	
Vinyl Tile	45% 30%	20. 20.	,,,	3	\$4,100	
Vinyl Tile Interior Walls	3070	20.	33 \$201,400	3	\$2,800	
Cast in Place Concrete	5%	LII	75 **			
Gypsum Board	15%	LII	·E	5	\$3,200	
Masonry: Brick	5%	LII	·E	3	\$3,200	
Operable Wall	5%	20-		5	\$6,200	
Marble Panels	5%	LII		3	\$0,200	
Plaster	60%	LII		5	\$6,400	
SGFT/Glazed Masonry	5%	LII		3	\$0,700	
Ceilings	370	Lii	L			
AcousTileConcealSpLn	50% 0-2	\$9,800 20	11 **	5	\$7,700	
reconstruction contents pen	Cracking/Crumbling, Ext			5	Ψ1,100	
	Location : Throughout					
AcousTileSusp.Lay-In	10%	20-		5	\$2,500	
Exposed Struc: Concrete		LII		5	\$400	
Gypsum Board	20%	LII		5	\$6,100	
Plaster	10%	LII		5	\$1,500	
Site Enclosure		211			ψ1,000	
Fence/Gates						
Chain Link	100% 0-2	\$20,500 20	**			
	Corrosion/Rusting, Exten					
	Location : Throughout					
	Impact Damage, Extent :	Moderate, Area Aff	ected : 50%			
	Location : Rear Yard					
Retaining Walls						
Cast in Place Concrete	100%	20	(2 **			

Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13342

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date F (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Cast in Place Concrete	100%	Now	\$8,400	2048	* *			
	Broken/Mis	sing Elemen	ts, Extent : Mode	erate, Ar	ea Affected : 35%			
	Location:	: Pavers Thr	oughout Rear Lo	ot .				
	Tripping Ho	azard, Exten	t : Moderate, Are	ea Affect	ed : 25%			
	Location :	: Rear Yard						

Electrical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$100	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	om				
	Explanation : Main Serv	vice Disconnect Switch	Rated At 2,000 Am	peres		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$500	
	Other Observation, Exten	Other Observation, Extent: Moderate, Area Affected: 100%				
	Location : Electrical Ro	om				
	Explanation : 2- Vertica	l Sections				
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	5%	2036	* *	5		
Molded Case Bkrs	95%	2036	* *	5	\$400	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	\$47,300	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
I ighting						

Lighting

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13342

Electrical	Curr	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Interior Lighting								
Fluorescent	45%		2028	\$86,300	10	\$7,200		
		Fixtures, Extent : Model		a Affected : 100%				
		ding Areas And Offices						
Fluorescent	40%		2028	\$76,700	10	\$6,400		
	-	Fixtures, Extent : Mode	rate, Ared	a Affected : 100%				
	Location : Rea	ding Areas						
Fluorescent	10%		2028	\$19,200	10	\$1,600		
	Compact Fluore	scent Light, Extent : Mo	oderate, 1	Area Affected : 100	0%			
	Location: Bas	ement And Hallways						
Fluorescent	5%		2026	\$9,600	10	\$800		
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location: Bas	ement						
Egress Lighting								
Emergency, Battery	50%		2028	\$14,400	10	\$2,100		
Exit, LED	50%		2043	* *	1			
Exterior Lighting								
HID	20%		2028	\$16,000	10			
No Component	80%							
Marm								
Security System								
No Component	70%							
Generic	30%		2028	\$9,700	1	\$1,900		
		on, Extent : Moderate, .	Area Affe	ected : 100%				
	Location : Reading Areas							
<del></del>	Explanation : (	CCTV Surveillance Can	neras					
Fire/Smoke Detection	1000/		2020	<b>444</b>	1.0	<b>410.5</b> 00		
Generic, Digital	100%	E M. I	2028	\$44,300	1-3	\$10,700		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Building Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And							
	Explanation : S Horns	strooe Lignis, Alarm Be	us, Mani	uai Puii Stations, S	токе Де	iectors And		
	1101113							

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2048 *	* 1	
	Other Observation, Extent : Light,	Area Affected : 1%		
	Location: Basement			
	Explanation: The Condemn Oil	Tank Still Remains In The Base	ement	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13342

Mechanical	Current Repair		rutur	e Replacement		aintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment Hot Water Boiler	Location: Base	on, Extent : Moderate, 2 ement			1	\$7,700	
Distribution	Explanation : C	One Unit. It Goes Down	i Every O	iner week Accorai	ng 10 Mi	unienance Siajj.	
Hot Wtr Piping/Pump	100%		2036	* *	4	\$900	
Terminal Devices	10070		2030			\$700	
Air Handler	60%		2028	\$193,900	1	\$6,400	
Convector/Radiator	40%		2033	\$56,200	1	\$2,200	
Air Conditioning	1070		2033	Ψ30,200	-	Ψ2,200	
Energy Source Electricity	100%		2036	**	1		
Conversion Equipment Reciprocating Compr/Chiller	20%		2028	\$50,700	1	\$1,600	
	R-22 Refrigerant Location : 1 Un	t, Extent : Light, Area A nit, Basement	ffected : .	20%			
Exterior Pkg Unit - Cooling	70%		2028	\$131,800	2	\$700	
C	R-22 Refrigerant Location : 2 Un	t, Extent : Light, Area A uits, Roof	ffected :	70%			
No Component	10%						
Terminal Devices Air Handler/Dir Expansion	20%		2028	\$59,300	1		
No Component	80%						
Heat Rejection Air Cooled Condenser Unit	20%		2028	\$9,000	2	\$2,400	
No Component	80%						
Ventilation							
Distribution Ductwork/Diffusers	100% Nov Corroded, Extend Location: Roof	t : Moderate, Area Affe	LIFE cted : 209	**	2-5	\$9,700	
Exhaust Fans							
Interior	30%		2028	\$22,900	2	\$200	
Roof	70%		2028	\$23,300	2	\$400	
Plumbing H/C Water Piping							
Brass/Copper	60%		2038	* *	1		
Galvanized Steel	40%		2026	\$87,700	1		
Water Heater With Tanks Gas Fired	100%		2026	\$16,900	2		
Sanitary Piping Cast Iron	100%		LIFE	**	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 INWOOD BRANCH LIBRARY

Asset #: 13342

Mechanical	Current Repair	Future Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light	t, Area Affected : 100%				
	Location: Basement To 2nd Flo	or				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	70%					
Generic	30%	2054	* *	1-2	\$1,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : JEFFERSON MARKET BRANCH LIBRARY

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

Borough : MANHATTAN Agency's Number : J01

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

Date of Survey : 14-Mar-2024 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

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

Block : 606 Lot : 1 BIN : 1082668

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$118,900	
Interior Architecture	\$391,800	\$1,347,900
Electrical		\$276,000
Mechanical		\$1,059,700
Total	\$510,700	\$2,683,600
Importance Code A	\$118,900	
Importance Code B	\$391,800	\$2,683,600
Total	\$510,700	\$2,683,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$118,500		\$7,700	
Interior Architecture	\$101,400		\$1,400	\$1,900
Electrical	\$48,600	\$1,900	\$2,500	\$2,100
Mechanical	\$17,700	\$4,200	\$9,700	\$4,400
Site Enclosure	\$21,600			
Site Pavements	\$22,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$337,800	\$13,300	\$28,400	\$15,700
Importance Code A	\$120,500	\$2,100	\$9,700	\$2,100
Importance Code B	\$144,100	\$11,300	\$17,900	\$13,600
Importance Code C	\$73,200		\$800	
Total	\$337,800	\$13,300	\$28,400	\$15,700



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13343

Architecture	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls						
Cast Iron	5%	LIFE	* *	10	\$28,900	
Masonry: Brick	75%	LIFE	* *	5	\$79,300	
Masonry: Granite	5%	LIFE	* *	5	\$4,000	
Masonry: Sandstone	15%	LIFE	* *	5	\$11,900	
Windows	100/	2051	* *	~	<b>#000</b>	
Aluminum	10% Other Observation, Extent: N Location: Basement Explanation: Location Note		* *	5	\$800	
Bronze/Brass	75% Now \$1 Air Infiltration, Extent: Mode Location: Windows Through Hardware Missing, Extent: M Location: Various Location	hout Ioderate, Area Affected : 59	**	5	\$19,200	
Steel	15%	2043	* *	5	\$15,400	
Siec.	Other Observation, Extent : N Location : Stained Glass Wi Explanation : Location Note	I/A, Area Affected : 100% ndows		J	Ψ13,100	
Roof	•					
Copper/Terne Slate		2070 641,500 LIFE	* *	10	\$12,100	
	Broken/Missing Elements, Ext Location: Near South Chim Water Penetration, Extent: Se Location: Various Attic Loc	ney evere, Area Affected : 10%	2%			
nterior	Location . various Attic Loc	ations				
Floors						
Cast in Place Concrete	15%	LIFE	* *	5	\$20,400	
Mosaic Tile	5% 2-4	\$7,900 2048	* *	5	\$1,900	
	Joint Mortar Miss/Erod, Extendation: Toilet Rooms	. ,	ed : 30%		4 - 7,5 0 0	
Panel/Paver: Bluestone	15% Now \$1 Other Observation, Extent: S Location: 1st Floor Lobby 2 Explanation: Stained And W	4rea	* *	5	\$3,500	
Vinyl Tile	15%	2043	* *	3	\$1,700	
viiiyi Tile	Other Observation, Extent : N Location : 2nd Floor Audito Explanation : Location Note	VA, Area Affected : 100% rium With Wood Grain App	pearance	3	ψ1,700	
Vinyl Tile 9" X 9"	50% 0-2 \$2 Cracking/Crumbling, Extent: Location: 2nd Floor Stacks Worn/Eroded, Extent: Modera Location: Throughout	Moderate, Area Affected : And 3rd Floor Break Room		3	\$5,800	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13343

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	\$1,700	
Glass: Single Pane	2%			LIFE	* *	5	\$1,700	
Gypsum Board	10%			LIFE	* *	5-10	\$9,400	
Masonry: Brick	15%			LIFE	* *	10	\$2,500	
Masonry: Fieldstone	2%			LIFE	* *	10	\$400	
Masonry: Limestone	10%			LIFE	* *	10	\$2,200	
Plaster	50%		\$14,700	LIFE	* *	5	\$8,300	
			Extent: Moderate	, Area Aj	ffected : 2%			
	Location	ı : 3rd Floo	r Break Room					
Wood	8%			LIFE	* *	5	\$35,500	
Ceilings								
Exposed Struc: Concrete	e 5%			LIFE	* *	5-10	\$2,100	
Masonry: Infill Arch	10%			LIFE	* *	10	\$1,600	
Plaster	55%	2-4	\$12,000	LIFE	* *	5	\$11,300	
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 2%			
	Location	i : 3rd Floo	r Meeting Room					
Plaster	25%			LIFE	* *	5-10	\$14,100	
Wood	5%			LIFE	* *	5	\$28,800	
Site Enclosure							•	
Fence/Gates								
Iron Picket	100%	2-4	\$21,600	2070	* *			
	Corrosion	/Rusting, E	xtent : Light, Area	Affected	: 15%			
	Location	i : Through	out					
Retaining Walls								
Cast in Place Concrete	40%			2055	* *			
Masonry: Fieldstone	60%			2045	* *			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	75%		\$5,700	2048	* *			
	_	_	Extent: Light, Are	a Affecte	ed : 10%			
	Location	i : Through	out					
	Misaligne	d/Bulging,	Extent : Severe, Arc	ea Affect	ed : 2%			
	Location	i : Along W	est 10th Street					
Pavers/Stone	2%	Now	\$400	2044	* *			
			Extent : Severe, Arc		ed : 5%			
	U	ı : Edging A		55				
Pavers/Stone	23%		\$9,700	2044	* *			
1 a v 013/ 50011C			ents, Extent : Mode		ea Affected · 2%			
		_	Along 6th Avenue		12jj eeteu . 270			
			derate, Area Affect	ed · 30%	, ,			
			ueraie, Area Ajjeci Along 6th Avenue	си . 30/0	,			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13343

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements On-Site Walkways								
Pavers/Stone	70%			2044	* *			
	Other Observation, Extent: N/A, Area Affected: 100% Location: Garden Walkways Explanation: Location Noted							
Panel/Paver: Bluestone	30%	Now	\$7,000	LIFE	* *	5	\$200	
	Other Obse	ervation, E	xtent : Severe, Ared	a Affecte	d : 20%			
	Location	: South Ex	it At 6th Avenue					
Explanation : Broken Stair Tread								
Parking/Driveway								
Cast in Place Concrete	100%			2055	* *			

Electrical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	\$8,200	5	\$100	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Electrical Roo	m				
	Explanation: 1,000 Amp	ere Fuse Rating				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2045	* *	5	\$500	
Raceway						
Conduit	100%	2045	* *	1		
Panelboards						
Molded Case Bkrs	70%	2034	\$22,800	5	\$400	
Molded Case Bkrs	30%	2043	* *	5	\$200	
Wiring						
Thermoplastic	100%	2045	* *	1		
Motor Controllers						
Locally Mounted	80%	2033	\$62,300	5	\$100	
Variable Frequency	20%	2048	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13343

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Interior Lighting								
Fluorescent	5%		2030	\$12,600	10	\$1,000		
	Compact Fluorescen Location : Baseme	t Light, Extent : Lig nt And Upper Floor		Affected: 100%				
Fluorescent	80%		2030	\$201,200	10	\$15,200		
	T-12 Lamps And Fix	tures, Extent : Light				<del>+,-</del>		
	Location : Through	nout The Building						
Incandescent	5%		2030	\$14,700	2			
LED	10%		2040	* *				
Egress Lighting								
Emergency, Battery	50%		2040	* *	10	\$2,500		
Exit, Battery	50%		2035	\$13,000	10	\$700		
Exterior Lighting								
Incandescent	25% Now	\$30,200	2045	* *	2			
	Malfunctioning, Extending Location: Building	-	ffected :	100%				
No Component	75%							
Alarm								
Security System								
Generic	50%		2035	\$21,100	1	\$3,900		
	Other Observation, I		ffected :	100%				
	Location: Through	-						
	Explanation : Intri	ision Alarm System						
Generic	50%		2040	* *	1	\$3,900		
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout The Building							
	Explanation: CCTV Surveillance System							
Fire/Smoke Detection								
Generic, Digital	100%		2040	* *	1-3	\$12,800		

Mechanical	Current Repair	Futui	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Steam Boiler	100%	2048	* *	1	\$20,500	
	Other Observation, Extent : N/A, Are	a Affected :	100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit. 2 Heat Excha	ngers				
Distribution						
Hot Wtr Piping/Pump	60%	2043	* *	4	\$900	
Steam Piping/Pump	40%	2045	* *			

Air Conditioning

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13343

Mechanical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	90%			2030	\$299,000	1	\$8,700	
			tent : Light, Area A Pasement A/C Room		100%			
Split Unit	Broken, Ex	Now stent : Mod : Telecom	\$2,700 lerate, Area Affecte Room	2035 d : 5%	\$53,500			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	* *	4	\$1,000	
Terminal Devices	<b>5</b> 0/			2020	Ф21 000		Φ.600	
Air Handler/Cool/Ht	5%			2030	\$21,900 * *	1	\$600	
Air Handler/Cool/Ht	15%			2040		1	\$1,900	
Fan Coil - 4 Pipe	80%			2035	\$685,300	1	\$5,400	
Heat Rejection Water Cooling Tower	100%			2036	* *	2	\$20,900	
Ventilation								
Distribution	1000/			TIPE	* *	2.5	Φ10. <b>2</b> 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Exhaust Fans	200/			20.40	* *	2	Ф100	
Interior	20%			2040		2	\$100	
Interior	5%			2030	\$5,000	2		
No Component	75%							
Plumbing								
H/C Water Piping	1000/			2045	* *	1		
Brass/Copper	100%			2045	-1- W	1		
Water Heater With Tanks Electric			Extent : N/A, Area A	2033 ffected :	\$25,700 100%	4		
		: Basemen		~1.11 D			u r p u p	
G ': B' '	Explanat	non : One .	50 Gallon Unit In (	hiller R	oom And One 20 G	fallon Ur	iit In Boiler Room	
Sanitary Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE		1		
Sump Pump(s) Non-Submersible	1000/			2020	¢4 500	1	\$700	
Backflow Preventer	100%			2030	\$4,500	4	\$700	
Generic Generic	100%			2040	* *	1	\$1,300	
	100%			ZU4U		1	\$1,300	
Fixtures Generic	100%							
Vertical Transport	10070							

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## **NEW YORK PUBLIC LIBRARY - 035 JEFFERSON MARKET BRANCH LIBRARY**

Asset #: 13343

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A	, Area Affected : 100%				
	Location: Basement To 3rd Fl	oor				
	Explanation: 2 Units					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2045	* *	1-2	\$300	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : JEROME PARK BRANCH LIBRARY

Address : 118 EAMES PLACE NEAR W. KINGSBRIDGE ROAD

Borough : BRONX Agency's Number : J02

Area Sq Ft : 7,404 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-Apr-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3248 Lot : 70 BIN : 2015263

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$250,600
Total		\$250,600
Importance Code B		\$250,600
Total		\$250,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,900			
Interior Architecture	\$18,500		\$5,100	\$200
Electrical	\$900	\$700	\$800	\$800
Mechanical	\$6,400	\$2,800	\$4,500	\$2,500
Site Pavements	\$4,200			
Total	\$49,000	\$3,500	\$10,400	\$3,600
Importance Code A	\$19,300	\$400	\$400	\$400
Importance Code B	\$13,700	\$3,100	\$10,000	\$3,000
Importance Code C	\$16,000			\$200
Total	\$49,000	\$3,500	\$10,400	\$3,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13344

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Exposed Struc: Steel	2%		LIFE	* *	5	\$2,300	
Masonry: Brick Cavity	85%		LIFE	* *	5	\$31,900	
Masonry: Fieldstone	3%		LIFE	* *	5	\$800	
Window Wall	10%		2055	* *	5	\$7,000	
Windows							
Aluminum	90%		2051	* *	5	\$1,500	
Metal Louvers	10%		2044	* *	10	\$1,000	
Parapets							
Metal Panel	20%		2055	* *	5	\$800	
No Component	80%						
Roof	1000/		2040	ata ata	10	<b>#15</b> 000	
Modified Bitumen	100%		2040	* *	10	\$15,800	
	_	Extent : Light, Area Affected : 1 : Main Roof	2%				
Soffits							
Exposed Struc: Steel	20%		LIFE	* *	5	\$1,300	
Glass: Special Gauge	80%		LIFE	* *	1	· /- /-	
Interior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$1,700	
Ceramic Tile	20%		2048	* *	5	\$1,600	
Vinyl Tile	75%		2043	* *	3	\$2,200	
Interior Walls							
Ceramic Tile	2%		2044	* *	5	\$400	
Concrete Masonry Unit	3%		LIFE	* *	5	\$500	
Glass: Single Pane	20%		LIFE	* *	5	\$6,100	
Gypsum Board	50%		LIFE	* *	5-10	\$17,300	
Masonry: Brick	25%		LIFE	* *	10	\$1,500	
Ceilings							
AcousTileSusp.Lay-In	90%		2048	* *	5	\$7,100	
Exposed Struc: Steel	2%		LIFE	* *	10	\$300	
Gypsum Board	8%		LIFE	* *	5-10	\$2,200	
Site Enclosure							
Fence/Gates	. دخد د		• • • •				
Chain Link	100%		2045	* *			
Site Pavements							
Public Sidewalk	10007	AT 04.000	20.40	* *			
Cast in Place Concrete		Now \$4,200	2048				
	_	Crumbling, Extent : Moderate 1 : Eames Place In Front Of L		yectea : 2%			
On-Site Walkways	Location	i . Lames Flace In From Of L	wrary				
•	100%		2031	\$41.400			
Asphalt	100%		2031	\$41,400			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13344

Electrical	Current I	Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2045	* *	5	\$200	
	Other Observation, E		ffected : 10	00%			
	Location : Electrica						
	Explanation : Main	Service Disconnec	t Switch Ra	ited At 300 Amp	eres.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2045	* *	5	\$200	
Raceway							
Conduit	100%		2045	* *	1		
Panelboards							
Fused Disc Sw	5%		2043	* *	5		
Molded Case Bkrs	95%		2043	* *	5	\$200	
Wiring							
Thermoplastic	100%		2045	* *	1		
Motor Controllers							
Locally Mounted	100%		2040	* *	5	\$100	
Ground							
Grounding Devices					_		
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting	1000/		20.42	* *			
LED	100%		2043	* *			
Egress Lighting	500/		2025	<b>46.200</b>	1.0	4000	
Emergency, Battery	50%		2035	\$6,200	10	\$900	
Exit, Service	50%		2035	\$1,200	1		
Exterior Lighting	100/		20.42	* *			
LED	10%		2043	* *			
No Component	90%						
Alarm							
Security System	1000/		20.42	* *		<b>#2</b> 000	
Generic	100%	7	2043		1	\$2,800	
	Other Observation, E			10%			
	Location: Reading						
E' /G 1 E : '	Explanation : CCT	V Surveillance Cam	ieras				
Fire/Smoke Detection	1000/		2025	<b>#10.000</b>	1.2	<b>4.70</b> 0	
Generic, Analog	100%	7	2035	\$18,900	1-3	\$4,700	
	Other Observation, E		gjected : 10	10%			
	Location : Through	-	11 G	41 P. II C	1 B		
	Explanation : Strob	e Lights, Manual P	uii Stations	s, Atarm Bells, S	moke De	tectors, Horns	

Mechanical	Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2055	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13344

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$3,700	
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$500	
Terminal Devices							
Air Handler	50%		2040	* *	1	\$2,300	
Convector/Radiator	50%		2040	* *	1	\$1,200	
Controls	1000/		2022	<b>4.0.000</b>			
Electrical	100%		2033	\$40,800			
Air Conditioning							
Energy Source	100%		2051	* *	1		
Electricity	100%		2031		1		
Conversion Equipment Reciprocating	100%		2035	¢100 200	1	\$3,400	
Compr/Chiller	100%		2033	\$108,200	1	\$3,400	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$12,000	
Terminal Devices	10070		LIII			\$12,000	
Air Handler/Cool/Ht	100%		2035	\$142,400	1	\$4,600	
Heat Rejection	10070		2033	ψ1-12,-100	-	Ψ1,000	
Dry Cooler	100%		2035	\$33,700	2	\$5,200	
Ventilation				422,100		<del>++,-+</del>	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,500	
Exhaust Fans							
Interior	100%		2040	* *	2	\$200	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2033	\$16,900	2		
		Extent : Light, Area	Affected	: 100%			
	Location : Main F						
	Explanation : One	e 40 Gallon Water He	eater				
Sanitary Piping	1000/		TIPE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2025	<b>01 500</b>	Α	<b>#200</b>	
Non-Submersible	100%		2035	\$1,500	4	\$200	
Fixtures	1000/						
Generic	100%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : KINGSBRIDGE BRANCH LIBRARY

Address : 291 WEST 231 STREET @ CORLEAR AVE

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

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

Date of Survey : 23-Nov-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 5713 Lot : 123 BIN : 2119474

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$105,700
Total		\$105,700
Importance Code A		\$105,700
Total		\$105.700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$25,900	\$22,800		
Interior Architecture	\$16,100		\$900	
Electrical	\$300	\$13,200	\$500	\$300
Mechanical	\$700	\$900	\$1,700	\$1,300
Site Enclosure	\$1,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$51,500	\$44,100	\$10,300	\$8,800
Importance Code A	\$26,500	\$23,400	\$600	\$600
Importance Code B	\$23,100	\$20,700	\$9,700	\$8,200
Importance Code C	\$1,800			
Total	\$51,500	\$44,100	\$10,300	\$8,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14728

Architecture		Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior	•								
Exterior Walls									
Cast in Place Concrete	20%		\$13,200	LIFE	* *	5	\$52,800		
			xtent : Moderate, A · Shaft Structure	rea Affe	cted : 2%				
Masonry: Brick	25%			LIFE	* *	5	\$13,200		
Metal/Glass Curt Wall	32%			LIFE	* *	5	\$31,700		
Metal Panel	20%			2052	* *	5-10	\$72,600		
Window Wall	3%			2052	* *	5	\$5,900		
Parapets									
Pre-Cast Concrete	30%			LIFE	* *	5	\$6,400		
No Component	70%								
•		ervation, E 1 : Edge Of	Extent : N/A, Area A Roof	ffected :	0%				
	Explana	tion : Meta	l Guard Railing						
Roof									
Green, Roof Inaccessible	e 65%			LIFE	* *				
IRMA/Protected Membrane	20%	4+	\$6,200	2037	* *				
			xtent : Moderate, A oor Near Emergenc						
Sloped Glazing		ervation, E	\$6,600 Extent : Light, Area	LIFE Affected	* *	5	\$26,500		
		: Window							
	Explana	tion : Non-	operational						
Soffits	1000/			TIPE	* *	-	<b>#1 100</b>		
Pre-Cast Concrete	100%			LIFE	* *	5	\$1,100		
nterior									
Floors	50/			2021	¢19.600	2	¢1.600		
Carpet	5%		¢15 000	2031	\$18,600 * *	3	\$1,600		
Cast in Place Concrete	35%		\$15,000 Extent : Light, Are	LIFE		5	\$16,200		
			oor At Column Junc		zu . 10/0				
					1000/				
		ervanon, 1 1 : Through	Extent : N/A, Area A	ijjeciea :	100%				
~ ~			hed Concrete				<b>0.10.700</b>		
Cast in Place Concrete	40%			LIFE	* *	5	\$18,500		
Ceramic Tile	5%			2041	* *	5	\$1,100		
Vinyl Tile	15%			2037	* *	3	\$1,200		
Interior Walls									
Cast in Place Concrete	50%			LIFE	**	-	<b>4.100</b>		
Ceramic Tile	5%			2041	**	5	\$1,100		
Concrete Masonry Unit	10%			LIFE	**	5	\$900		
Glass: Single Pane	5%			LIFE	**	5	\$900		
Gypsum Board	15%			LIFE	* *	5	\$2,100		
Metal Panel	10%			LIFE	* *	_			
Wood	5%			LIFE	* *	5	\$4,600		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14728

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Struc: Concret				LIFE	* *	5	\$200	
Gypsum Board	10%			LIFE	* *	5	\$2,600	
Metal Panel	75%			LIFE	* *	5	\$19,900	
Wood	10%			LIFE	* *	5	\$18,500	
			Extent : N/A, Area A					
	Location	: Commur	iity Room, Childrer	is Story I	Room			
	Explanat	tion : Suspe	ended Wood Slat Ce	eiling				
Site Enclosure								
Fence/Gates								
Aluminum Rail	30%			2045	* *	5-10	\$3,100	
	Other Observation, Extent: N/A, Area Affected: 70%							
	Location	v						
	Explanai	tion : Guar	d Railing					
Iron Picket	70%	4+	\$1,200	2067	* *			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%							
	Location: Security Gate Does Not Operate At Main Entrance							
	Corrosion/Rusting, Extent: Moderate, Area Affected: 15%							
	Location	: Fence A	nchor Points At Sho	oes.				
Retaining Walls								
Cast in Place Concrete	50%			2067	* *			
Masonry: Fieldstone	50%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			

lectrical	Current Repair		Future Replacement		Maintenance		
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ider 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2052	* *	5	\$100	
	Other Observation, E	xtent : Light, Area A	ffected	: 100%			
	Location : Electrica	l Room Basement					
	Explanation: One &	300 Ampere Main Di	sconne	ct Switch			
Switchgear / Switchboard	_	_					
Fused Disc Sw	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		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14728

Electrical	Current Repair	pair Future Replacement I		M	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts		•						
Motor Controllers								
Locally Mounted	100%	2045	* *	5	\$100			
Ground								
Grounding Devices	1000/	LIEE	* *	-	<b>#200</b>			
Generic	100%	LIFE	* *	5	\$200			
Lighting								
Interior Lighting Fluorescent	88%	2037	* *	10	\$10,100			
Tuorescent	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%  Location: Throughout The Building							
Fluorescent	10%	2037	* *	10	\$1,100			
	Other Observation, Extent : N	/A, Area Affected : 100%						
	Location : Basement And First Floor							
	Explanation : Compact Fluo	rescent Light Fixtures						
HID	2%	2037	* *	10				
Egress Lighting								
Emergency, Battery	50%	2037	* *	10	\$1,500			
Exit, LED	50%	2060	* *	1				
Exterior Lighting					****			
Fluorescent	10%	2037	* *	10	\$100			
	Other Observation, Extent : N Location : Main Entrance	/A, Area Affectea : 100%						
	Explanation: Compact Fluc	vascant Light Firturas						
HID	10%	2037	* *	10				
No Component	80%	2037		10				
Alarm	8070							
Security System								
No Component	80%							
Generic	10%	2037	* *	1	\$500			
	Other Observation, Extent : L	ight, Area Affected : 100%						
	Location : Inside And Outsid	le The Building						
	Explanation : CCTV Surveil	lance Cameras						
Generic	10%	2037	* *	1	\$500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Reading Area 1st Floor And Basement							
<del></del>	Explanation : Intrusion Alar	m And Motion Sensor						
Fire/Smoke Detection	700/							
No Component	70%	2027	* *	1.2	<b>#2.200</b>			
Generic, Digital	30% Other Observation Extent: I	2037	ጥ ጥ	1-3	\$2,300			
	Other Observation, Extent : L Location : Throughout The I							
	Explanation: Strobe Lights, Alarm Panel And Horns		m Bells, S	moke De	tectors, Fire			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14728

Mechanical	Current Repair Future Rep		acement Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment	1000/	2027	* *	1	<b>#</b> 6.200	
Furnace	100% Other Observation, Extent : Light, Ar	2037		1	\$6,200	
	Location: Roof	ей Ајјестей . 10076	1			
	Explanation: 2 Rooftop Package U.	nits				
Air Conditioning	Explanation . 2 Rooftop I ackage Of	nus				
Energy Source						
Electricity	100%	2054	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2037	* *	2	\$800	
Heating/Cooling						
	Other Observation, Extent : Light, Art Location : Roof	ea Affected : 100%				
	Explanation: 2 Rooftop Package U.	nits. R-410a				
Ventilation	- Itooprop 1 weinige of					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,000	
Exhaust Fans						
Roof	100%	2037	* *	2	\$400	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2052	* *	1		
Water Heater With Tanks						
Electric	100%	2030	\$23,400	4		
	Other Observation, Extent : Light, Ar	ea Affected : 100%				
	Location: Mechanical Room					
	Explanation : One Tank					
Sanitary Piping	1000/	LIDD	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Non-Submersible	100%	2037	* *	4	\$300	
Sewage Ejector(s)	10070	2037		-	\$300	
Electric	100%	2037	* *	4	\$500	
Backflow Preventer	10070	2001		<u> </u>	ψ300	
Generic Generic	100%	2037	* *	1	\$800	
Fixtures					4000	
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	ea Affected : 100%	,			
	Location: Lobby To 1st Floor					
	Explanation: One Unit					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 KINGSBRIDGE BRANCH LIBRARY

Asset #: 14728

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : KIPS BAY BRANCH LIBRARY
Address : 446 THIRD AVE. @ EAST 31ST ST.

Borough : MANHATTAN Agency's Number : K01

Area Sq Ft : 9,400 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 19-Dec-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 886 Lot : 51 BIN : 1018325

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture Mechanical	\$159,800	\$120,300 \$273,900
Total	\$159,800	\$394,200
Importance Code A Importance Code B	\$159,800	\$120,300 \$273,900
Total	\$159.800	\$394 200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$111,400	\$1,000		
Interior Architecture	\$33,200	\$2,700	\$100	\$300
Electrical	\$900	\$1,200	\$900	\$2,600
Mechanical	\$59,100	\$1,100	\$2,800	\$1,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$211,700	\$13,200	\$10,900	\$11,200
Importance Code A	\$141,100	\$1,400	\$500	\$600
Importance Code B	\$65,900	\$11,800	\$10,400	\$10,700
Importance Code C	\$4,700		\$100	
Total	\$211,700	\$13,200	\$10,900	\$11,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13345

rchitecture	Current Repair Future Replacement			Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
kterior						
Exterior Walls			_	*		
Cast in Place Concrete	2% 2-4 \$400 Cracking/Crumbling, Extent: Moderate Location: Along Base Of Building Exposed Reinforcement, Extent: Moder		5	\$1,700		
	Location : Stair Bulkhead	3,5				
Cast Stone/Terra Cotta	3% Now \$8,200 Broken/Missing Elements, Extent: Seve Location: Window Sills 2nd Floor Joint Mortar Miss/Erod, Extent: Severe Location: Window Sills Throughout		5	\$4,000		
Masonry: Brick	85% Now \$24,000 Cracking/Crumbling, Extent: Severe, A Location: Stair Bulkhead	LIFE ** rea Affected : 5%	5	\$14,700		
	Joint Mortar Miss/Erod, Extent: Severe Location: Below Windows Throughou Spalling, Extent: Moderate, Area Affect Location: North Side And Below Win	ıt ted : 5%				
Window Wall	10% Now \$52,000	2064 **	5	\$3,200		
	Air Infiltration, Extent : Severe, Area Ag	ffected : 15%				
	Location: Main Entrance					
	Dry Rot/Decay, Extent : Severe, Area Aj	ffected : 25%				
	Location: Main Entrance					
	Caulking Deteriorated, Extent: Severe,	**				
	Location: Main Entrance And Reading	-				
	Water Penetration, Extent : Severe, Area					
	Location: Main Entrance And Reading	-				
	Weather Strip Missing, Extent: Severe,	00				
Windows	Location: Main Entrance And Readin	ig Area				
Aluminum	35% Now \$41,100	2059 **	5	\$400		
Aummun	Broken/Missing Elements, Extent: Mod Location: Throughout 1st And 2nd Fl	lerate, Area Affected : 100%	_	ψ <del>1</del> 00		
	Corrosion/Rusting, Extent : Severe, Are Location : Window Lintels	a Affected : 50%				
	Caulking Deteriorated, Extent: Severe, Location: Throughout 1st And 2nd Fl	loor				
	Water Penetration, Extent: Severe, Area Location: Throughout 1st And 2nd Fl					
Steel	65% Now \$24,100 Broken/Missing Elements, Extent: Seve Location: Throughout	2033 \$120,300	5	\$10,100	1	
	Thermally Inefficient, Extent: Moderate Location: All Windows Are Single Pa					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13345

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Parapets								
Cast Stone/Terra Cotta	5%		\$1,600	LIFE	* *	5	\$300	
	0	_	Extent : Moderate	, Area A <u>j</u>	ffected : 20%			
		: Through						
Copper/Terne	5%		\$1,000	2054	* *	5	\$100	
			Extent : Light, Are	a Affecte	ed : 10%			
		: Through						
			s, Extent : Light, Ai					
	Location	ı : At Adjoir	ning Building, Side	And Rea	r Of Roof			
Masonry: Brick	85%	2-4	\$9,300	LIFE	* *	5	\$700	
·	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Through	out					
Metal Rail	5%	2-4	\$300	2039	* *	5	\$300	
	Corrosion	Rusting, E	xtent : Moderate, A		cted : 50%		*	
	Location	: Upper Ro	oof					
		s Fastener. 1 : Bolts Of	s, Extent : Moderat Railing	e, Area A	Affected : 5%			
Roof								
Metal Panel	5%			2047	* *	10	\$1,000	
Modified Bitumen	95%	Now	\$107,900	2044	* *			
	Blisters, E	xtent : Mod	derate, Area Affecte	d : 15%				
	Location	: Through	out					
	Ponding, I	Extent : Mo	derate, Area Affect	ed : 15%	ó			
	Location	: Through	out					
	Seams Op	en/Split, Ex	tent : Light, Area A	ffected :	5%			
	Location	i : Upper R	oof Northeast Corn	er				
Soffits								
Cast in Place Concrete		Now	\$1,600	LIFE	* *	5	\$2,800	
			Extent : Severe, Ared	a Affecte	d : 10%			
			de Of Soffit					
	Explana	tion : Rusti	ng Lintels					

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13345

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		<b>Estimated Cost</b>		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Interior				•				
Floors								
Carpet	50%			2033	\$79,400	3	\$6,800	
Cast in Place Concrete	10%	0-2	\$1,500	LIFE	* *	5	\$2,000	
			. Extent : Light, Are out Basement	ea Affecte	ed : 10%			
Ceramic Tile	5%	4+	\$1,300	2043	* *	5	\$200	
		ded, Extent : Toilets T	: Light, Area Affec hroughout	ted : 15%	6			
Panel/Paver: Cer/Brk	10%			2050	* *	5	\$2,000	
Vinyl Tile		Now	\$24,800	2039	* *	3	\$800	
		-	e, Extent : Moderat	e, Area A	lffected : 5%			
			nd Workroom		1.50/			
			tent : Light, Area A	ffected :	15%			
		: Through			A A.C4- J . 50/			
			amage, Extent : Mo Area 1st Floor	oaerate, 1	Area Affectea : 5%			
			: Moderate, Area A	Affected :	100%			
		iea, Exiem : Through		<i>престеи</i> .	10070			
Interior Walls	Locuiton	. Imougn	our					
Cast in Place Concrete	10%			LIFE	* *			
	Paint Peel	-	t : Light, Area Affec nt Mechanical Area	ted: 109	%			
Ceramic Tile	5%			2043	* *	5	\$200	
Concrete Masonry Unit	80%	Now	\$4,700	LIFE	* *	5	\$1,000	
	Vertical C	racks, Exte	nt : Moderate, Ared ir, First Floor		d : 15%	-	*-,***	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	\$1,000	
Exposed Struc: Concrete				LIFE	* *	5	\$1,300	
			t : Light, Area Affec		%			
	Location		d Stair And Baseme	ent				
Gypsum Board	5%		\$800	LIFE	* *	5	\$600	
	_	_	Extent : Severe, A					
			Area 1st Floor, Ch					
			xtent : Severe, Area	00				
G: -	Location	: Reading	Area 1st Floor, Ch	ıldren Ar	ea 2nd Floor			
Site Enclosure								
Fence/Gates Iron Picket	100%			2054	* *			
Retaining Walls	100%			2034				
Cast in Place Concrete	100%			2069	* *			
Site Pavements	100/0			2009	-			
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
				,				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13345

Architecture	Current Repai	r Futui	re Replacement	Mai	ntenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements On-Site Walkways						
Cast in Place Concrete	100%	2047	* *			

Electrical	Cu	rrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2044	* *	5	\$200	
	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Ele	ectrical Room					
	Explanation:	The Service Equipment	Includes	One 400 Ampere M	1ain Disc	connect Switch.	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2044	* *	5	\$200	
Raceway							
Conduit	95%		2044	* *	1		
Conduit	5%		2060	* *	1		
Panelboards							
Fused Disc Sw	10%		2042	* *	5		
Molded Case Bkrs	90%		2042	* *	5	\$200	
Wiring							
Thermoplastic	95%		2044	* *	1		
Thermoplastic	5%		2060	* *	1		
Motor Controllers							
Locally Mounted	100%		2039	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
LED	100%		2042	* *			
Egress Lighting							•
Emergency, Battery	50%		2039	* *	10	\$1,100	
Exit, Battery	50%		2039	* *	10	\$300	
Exterior Lighting							
LED	20%		2042	* *			
No Component	80%						
Alarm							•
Security System							
Generic	100%		2039	* *	1	\$3,500	
	Other Observat	tion, Extent : Moderate, A	Area Affe	cted : 100%			
		roughout The Building					
		Cameras Security System	n And In	trusion Alarm Syst	em		
Fire/Smoke Detection	*	, ,					
Generic, Digital	100%		2039	* *	1-3	\$5,800	
	-				-	*- / *	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13345

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source	1000/			2054	* *			
Natural Gas	100%			2054	* *	1		
Conversion Equipment Hot Water Boiler			\$29,700 lerate, Area Affecte oom. Fresh Air Low		* *	1	\$4,200	
		-	tent : Severe, Area t. Basement	Affected	: 100%			
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$700	
Terminal Devices Air Handler	100%			2034	\$175,300	1	\$5,800	
Air Conditioning								
Energy Source Electricity	100%			2050	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	65%			2035	\$98,600	2	\$400	
ricating/cooming	-	igerant, Ex : Basemer	tent : Light, Area A nt	ffected :	100%			
Exterior Pkg Unit - Cooling	30%			2034	\$30,600	2	\$200	
Split Unit	5%			2039	* *			
Heat Rejection								
Dry Cooler	65% Corroded, Location	Extent : Se	\$27,800 evere, Area Affected	2044 l : 100%	* *	2	\$3,400	
No Component	35%							
entilation								
Distribution	1000/			LIDE	יל ילי	2.5	ф <b>г. 2</b> 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,200	
Exhaust Fans Interior	70%			2034	\$28,900	2	\$200	
Roof	30%	Now	\$500	2034	\$5,400	2	\$100	
1001		xtent : Moa	lerate, Area Affecte		· ·	-	Ψ100	
	Unit Inope	erable, Exte	ent : Moderate, Are rves Bathrooms. Or					
lumbing								
H/C Water Piping	10001			20.45	رقد ولاي			
Galvanized Steel	100%			2047	* *	1		
Water Heater With Tanks Gas Fired	100%			2032	\$16,900	2		
Gas Fired	Other Obs	ervation, E : Basemer	Extent : N/A, Area A			2		
		tion : 42 G						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### NEW YORK PUBLIC LIBRARY - 035 KIPS BAY BRANCH LIBRARY

Asset #: 13345

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2034	\$1,900	4	\$300	
Fixtures						•
Generic	100%					
Vertical Transport						•
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light Location : 1st To 2nd Floor	, Area Affected :	100%			
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	85%					
Generic	15%	2054	* *	1-2	\$400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 131,347 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 26-Jun-2020 Landmark Status : NONE

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

Block : 1134 Lot : 25 BIN : 1028832

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,640,800	\$674,800
Interior Architecture	\$1,552,900	
Electrical	\$224,100	\$1,228,800
Site Enclosure		\$64,100
Total	\$5,417,800	\$1,967,600
Importance Code A	\$3,640,800	\$674,800
Importance Code B	\$1,698,200	\$1,228,800
Importance Code C	\$78,800	\$64,100
Total	\$5,417,800	\$1,967,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$27,200	\$2,000	_	
Interior Architecture	\$24,900	\$38,600		\$64,000
Electrical	\$70,900	\$4,100	\$2,500	\$2,900
Mechanical	\$36,500	\$29,600	\$29,500	\$43,500
Site Enclosure				\$41,500
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
Total	\$189,300	\$104,000	\$61,800	\$181,600
Importance Code A	\$30,700	\$5,200	\$3,200	\$3,200
Importance Code B	\$158,500	\$98,800	\$58,600	\$136,900
Importance Code C				\$41,500
Total	\$189,300	\$104,000	\$61,800	\$181,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1926

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls								
Masonry: Travertine	55%	0-2	\$976,500	LIFE	**			
			od, Extent : Moder	ate, Area	a Affected : 10%			
		: Through						
Pre-Cast Concrete		Now	\$89,000	LIFE	**	5	\$80,500	
			nt : Moderate, Ared	a Affected	d : 10%			
		: Penthou.	se					
Window Wall	35%			2051	* *	5	\$325,200	
Windows	: دخد و			• • • -		_	4	
Aluminum	100%			2047	* *	5	\$3,900	
Parapets	50/			LIPP	* *			
Masonry: Travertine	5%			LIFE	* *	-	<b>671</b> (00	
Metal Panel	90%			2051	* *	5	\$51,600	
Metal Panel	5%			2051		5	\$2,900	
Roof Green, Roof Inaccessibl	e 2%			LIFE	* *			
Modified Bitumen	80%			2026	\$2,096,000	10	\$193,500	
Plaza Roof: Stone Panel		Now	\$123,200	2020	\$2,090,000	10	\$193,300	
Tiaza Root. Stone Tanel			xtent : Moderate, A		cted · 15%			
			r Plaza Deck Leaki			ions		
Skylight, Metal/Glass	8%			2051	* *	10	\$64,500	
Soffits							40.9500	
Cast in Place Concrete	100%			LIFE	* *	5	\$367,200	
terior								
Floors								
Carpet	35%			2030	\$1,205,900	3	\$103,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$21,500	
Ceramic Tile	5%			2040	* *	5	\$9,800	
Terrazzo	25%	0-2	\$227,700	LIFE	* *	5	\$38,400	
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 10%			
		: Main Sta						
			xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: 3rd Floo	r Corridor					
Vinyl Tile	17%			2036	* *	3	\$12,500	
Vinyl Tile 9" X 9"		Now	\$24,900	2026	\$1,246,400	3	\$5,900	
		_	ents, Extent : Light	-	-			
	Location	: Mezzani	ne Level And Third	Floor St	tacks			
Wood	5%			2059	* *	5	\$18,400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1926

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$78,800	LIFE	* *			
			xtent : Severe, Area					
	Location	ı : Cellar N	ear Incoming Elect	rical Ca	bles			
Concrete Masonry Unit	10%	1		LIFE	* *	5	\$4,200	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$6,300	
Metal Panel	5%			LIFE	* *			
	Other Obs	servation, E	xtent : N/A, Area A	ffected :	100%			
	Location	ı : Auditori	um					
	Explana	tion : Wood	l And Metal Frame	d Panels				
Travertine Panels	15%	ı		LIFE	* *			
Plaster	45%			LIFE	* *	5	\$14,100	
Ceilings								
AcousTileConcealSpLn	35%			2044	* *	5	\$86,000	
AcousTileSusp.Lay-In	10%			2044	* *	5	\$19,700	
Exposed Struc: Concrete	15%			LIFE	* *	5	\$4,600	
Gypsum Board	5%			LIFE	* *	5	\$12,300	
Plaster	35%			LIFE	* *	5	\$43,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2044	* *	5-10	\$105,600	
			Extent : Light, Area	Affected	: 100%			
		ı : Main Ro	-					
	Explana	tion : Meta	l Guard Railing					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	ı		2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%	2031	\$18,800	5	\$400			
	Other Observation, Extent : Light, Area	Affected .	: 100%					
	Location : Basement Electrical Room							
	Explanation: Three 5000 Ampere Main Diconnect Switches							
Fused Disc Sw	25%	2051	* *	5	\$100			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room Basement							
	Explanation: One 4000 Ampere Mair	Disconne	ect Switch					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1926

Electrical		Current Repair		Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Transformers									
Dry Type	70%			2044	* *	5	\$300		
			xtent : Light, Area	Affected	: 100%				
			l Room Basement						
	Explanat	ion : Two 3	800 Kilovolt Amper	e 480/27	77hv-208/120lv				
Dry Type	30%			2044	* *	5	\$100		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Electrica	l Room Basement						
	Explanat	ion : One 7	750 Kilovolt Amper	e 480/27	77hv-208/120lv				
Switchgear / Switchboard	_								
Fused Disc Sw	80%			2031	\$85,900	5	\$500		
Fused Disc Sw	10%			2051	* *	5	\$100		
Molded Case Bkrs	10%			2051	* *	5	\$300		
Raceway									
Conduit	20%			2051	* *	1			
Conduit	80%			2031	\$77,400	1			
Panelboards									
Fused Disc Sw	5%			2030	\$3,500	5	\$200		
Molded Case Bkrs	30%			2030	\$20,800	5	\$1,000		
Molded Case Bkrs	65%			2047	* *	5	\$2,200		
Wiring									
Braided Cloth	10%	2-4	\$9,600	2056	* *	1			
		-	nt : Moderate, Are	a Affecte	ed : 100%				
	Location	: Through	out The Building						
Thermoplastic	30%			2051	* *	1			
Thermoplastic	60%			2031	\$57,800	1			
Motor Controllers									
Locally Mounted	40%			2029	\$151,500	5	\$400		
Variable Frequency	60%			2044	* *				
Drive									
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,900		
Lighting									

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1926

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	55%	2031	\$799,200	10	\$66,300	
		s, Extent : Light, Area Af	fected : 100%			
	Location : Throughou	t The Building				
Fluorescent	20%	2036	* *	10	\$24,100	
	T-5 Lamps And Fixtures Location : Offices 3rd	s, Extent : Light, Area Af, ! Floor	fected : 100%			
Fluorescent	5%	2026	\$72,700	10	\$6,000	
	T-12 Lamps And Fixture	es, Extent : Light, Area A	ffected : 100%			
	Location: Basement					
Fluorescent	10%	2036	* *	10	\$12,000	
	Compact Fluorescent L	ight, Extent : Light, Area	Affected : 100%		, ,,,,,,	
	Location : Lobby, 2nd	l, 3rd And 4th Floor				
Incandescent	10%	2036	* *	2	\$300	
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$15,900	
Exit, LED	50%	2059	* *	1		
Exterior Lighting						
HID	20%	2031	\$121,500	10	\$100	
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2036	* *	1	\$9,800	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2036	* *	1-3	\$16,200	

/lechanical	<b>Current Repair</b>	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Utility Steam	100%	2051	* *	1		
Conversion Equipment						
Heat Exchanger, Plate &	50%	2040	* *	1	\$32,500	
Frame						
(	Other Observation, Extent : I	Light, Area Affected : 100	%			
	Location: Lincoln Center					
	Explanation: Equipment Is	Located Outside The Lib	rary			
Pres. Reducing Valve/LP	50%	2040	* *	5	\$3,900	
Steam					. ,	
	Other Observation, Extent : I	Light, Area Affected : 100	%			
	Location : Lincoln Center	•				
	Explanation : Equipment Is	Located Outside The Lib	rarv			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1926

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	30%	2047	* *	4	\$2,900	
Central Plant Steam	70%	2051	* *	4	\$6,800	
Piping/Pmp						
Air Conditioning						
Energy Source						
District Chilled Water	100%	2051	* *	1		
Distribution						
CW & CHW Wtr	100%	2051	* *	4	\$9,700	
Pipe/Pump						
Terminal Devices						
Air Handler/Cool/Ht	100%	2036	* *	1	\$81,200	
Ventilation						
Distribution	1000/	LIDE	ale ale		<b>452.2</b> 00	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$73,200	
Exhaust Fans	1000/	2026	* *	2	<b>04.000</b>	
Interior	100%	2036	* *	2	\$4,000	
Plumbing						
H/C Water Piping	1000/	2026	* *	1		
Galvanized Steel	100%	2036	* *	1		
Water Heater With Tanks	1000/	2020	¢22 400	4		
Electric	100%	2029	\$23,400	4		
HW Heat Exchanger	1000/	2051	* *			
HTHW/HW	100%	2051				
	Other Observation, Extent: I Location: Lincoln Center	Agni, Area Affectea : 100	70			
	Explanation: Equipment Is	Located Outside The Lik	and and a			
Carrita and Discission	Explanation . Equipment is	Localea Ouisiae The Lit	orary			
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	10070	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	10070	LIFE		1		
Compressed Air	100%	2051	* *	4	\$2,000	
Backflow Preventer	10070	2031		-+	\$2,000	
Generic	100%	2036	* *	1	\$8,000	
Fixtures	10070	2030		1	\$0,000	
Generic	100%					
Vertical Transport	100/0					
Elevators						
Hydraulic	100%	LIFE	* *			
11yaraane	Other Observation, Extent : I		%			
	Location: Basement To 3rd					
	Explanation: 4 Units	-				
ire Suppression						
Fire Suppression Standpipe						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### NEW YORK PUBLIC LIBRARY - 035 LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset #: 1926

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	40%					
Generic	60%	2051	* *	1-2	\$22,100	
Fire Pump						
Generic	100%	2040	* *	1	\$24,500	
	Other Observation, Extent	: Light, Area Affected : 10	0%			
	Location : Lincoln Center	•				
	Explanation : Equipment	Is Located Outside The Li	brary			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MARINERS HARBOR BRANCH LIBRARY

Address : 206 SOUTH AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : NPL0M07.000 / 14744 Yr Built/Renovated : 2013 /

Area Sq Ft : 9,420 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 15-May-2024 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1266 Lot : 64 BIN : 5109138

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$54,300	\$145,000
Electrical		\$67,700
Mechanical		\$51,900
Total	\$54,300	\$264,600
Importance Code A	\$54,300	\$145,000
Importance Code B		\$119,600
Total	\$54,300	\$264,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$30,200		\$37,700	
Interior Architecture	\$22,100			\$700
Electrical	\$1,100	\$900	\$1,100	\$900
Mechanical	\$5,700	\$600	\$3,400	\$600
Total	\$59,200	\$1,500	\$42,200	\$2,200
Importance Code A	\$30,800		\$38,300	
Importance Code B	\$22,300	\$1,500	\$3,900	\$1,800
Importance Code C	\$6,100			\$300
Total	\$59,200	\$1,500	\$42,200	\$2,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14744

Architecture	Current Repair	Future Replace	nent	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	100/	LIEE	* *	_	Φ <b>2</b> ( 100	
Cast in Place Concrete Metal/Glass Curt Wall	10% 35%	LIFE LIFE	**	5 5	\$26,100	
Metal/Glass Curt wall	Other Observation, Extent: Moderate			3	\$34,300	
	Location: Throughout Front And Re		U			
	Explanation: Sun Control Surfacing					
Metal Panel	55%	2055	* *	5-10	\$98,800	
ivicui i unci	Other Observation, Extent : Moderate Location : Throughout		ó	5 10	Ψ, 0,000	
	Explanation : Zinc Sheet Metal					
Windows	100/	•	م نور			
Metal Louvers	10%	2044	* *	10		
No Component	90%					
Roof Metal Panel	75%	2048	* *	10	\$27.700	
Metai Panei	75% Other Observation, Extent : N/A, Area		•	10	\$37,700	
	Location: Roofs	i Ajjecieu . 10070				
	Explanation: Roof Not Accessible					
Skylight, Metal/Glass	5%	2055	* *	10	\$4,600	
Sloped Glazing	20% Now \$54,300		* *	5	\$73,100	
Steptu Stubing	Water Penetration, Extent : Moderate				Ψ,2,100	
	Location: Central Spine					
	Other Observation, Extent: N/A, Area	a Affected : 100%				
	Location: Throughout Out Central	Spine				
	Explanation : Light Control Louvers	S				
Soffits						
Metal Panel	100%	2055	* *	5-10	\$13,900	
Interior						
Floors Cast in Place Concrete	20%	LIFE	* *	5	¢12.200	
Cast III Flace Concrete	Other Observation, Extent : Moderate			5	\$12,300	
	Location: Throughout	z, meu myeeteu . 1007	U			
	Explanation: Polished Surface With	n Embedded Decorativ	e Shell	S		
Ceramic Tile	5%	2044	* *	5	\$700	
Sheet Vinyl/Rubber	75%	2040	* *	5	\$15,900	
Interior Walls	, , , ,	20.0			<b>\$12,900</b>	
Ceramic Tile	10%	2044	* *	5	\$600	
Glass: Single Pane	5%	LIFE	* *	5	\$500	
Gypsum Board	85%	LIFE	* *	5-10	\$9,100	
Ceilings						
Exposed Struc: Steel	10% Now \$5,900		* *			
	Water Penetration, Extent : Moderate	**				
	Location : Sloped Glazing Central S	Spine				
Gypsum Board	90% Now \$3,900		* *	5	\$14,000	
	Water Penetration, Extent: Moderate	**				
	Location : Above Computer Adjacer	nt Front Entry				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14744

Architecture	Ire Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2070	* *			
	Other Observation, Ex	ctent : N/A, Area Af	fected :	100%			
	Location : Througho	out					
	Explanation: This Is	s Actually A Galvar	nized Ste	eel Fence Panel Sy	stem		
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
On-Site Walkways							
Cast in Place Concrete	50%		2048	* *			
Steel Grating	50%		2055	* *	1		

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5		
		servation, E 1 : Electrica	xtent : Light, Area ıl Room	Affected	: 100%			
	Explana	tion : The 6	00 Ampere Main S	witch Is	In Satisfactory Cor	ndition.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$200	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	\$200	
Wiring								
Thermoplastic	100%			2055	* *	1		
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
			xtent : Moderate, 2 eter Room No. 021	1rea Affe	ected : 100%			
	Explana	tion : Water	· Main Pipe Groun	ded				
igh <del>ting</del>								
Interior Lighting								
Fluorescent	55%			2035	\$57,300	10	\$4,800	
	•		res, Extent : Moder	ate, Ared	a Affected : 100%			
	Location	i : Through	out					
Fluorescent	10%			2035	\$10,400	10	\$900	
	Other Observation, Extent: N/A, Area Affected: 5%							
	Location	i : Through	out Building					
		_	oact Fluorescent					
LED	35%			2040	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14744

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Lighting						
Egress Lighting						
Exit, LED	100%	2063	* *	1		
Exterior Lighting						
LED	100%	2040	* *			
Alarm						
Security System						
Generic	50%	2040	* *	1	\$1,800	
	Other Observation, Extent: Mode Location: Exterior And Interior Explanation: CCTV System	rate, Area Affected : 1	00%			
Generic	50%	2040	* *	1	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Throughout The Building					
	Explanation: Intrusion Alarm Sy	vstem				
Fire/Smoke Detection						
Generic, Digital	100%	2040	* *	1-3	\$5,800	

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2055	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	100%		2036	* *	2	\$2,900	
	Leak Evident, E.	xtent : Severe, Area Affe	cted : 505	%			
	Location : Coi	l Of Unit No.1					
	R-410a Refriger	ant, Extent : Light, Area	Affected	1: 100%			
	Location: 2 U	nits, Outside Of The But	ilding At	Ground Level			
Terminal Devices							
Convector/Radiator	10%		2048	* *	1	\$300	
Fan Coil Unit/Heat	90%		2040	* *	1	\$2,700	
Controls							
Electrical	100%		2033	\$51,900			
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	100%		2036	* *	2	\$600	
-	Other Observati	on, Extent : N/A, Area A	ffected :	100%			
	Location: 2 U	nits, Outside Of The Bui	ilding At	Ground Floor Lev	el		
	Explanation:	Refrigerant R-410a					
Terminal Devices	_						
Fan Coil - 2 Pipe	100%		2040	* *	1	\$3,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14744

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser	100%		2040	* *	2	\$6,600	
Unit							
	Other Observation, Ex	0 .	Affected	: 100%			
	Location : Outside I		O.C.TI	1 D :11:			
T7 (1) (1)	Explanation : Access	s Through Rear Do	or Of 11	ne Building			
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,300	
Exhaust Fans	10070		DII D			Ψ0,500	
Interior	100%		2040	* *	2	\$300	
Plumbing						****	
H/C Water Piping							
Brass/Copper	100%		2055	* *	1		
Water Heater With Tanks							
Electric	100%		2033	\$23,400	4		
	Other Observation, Ex	· ·	ffected :	100%			
	Location : Utility Ro						
- <del></del>	Explanation: One 2	0 Gallon Unit					
Sanitary Piping	1000/						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE	* *			
Cast Iron	100%		LIFE	**	1		
Fixtures	1000/						
Generic	100%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MELROSE BRANCH LIBRARY
Address : 910 MORRIS AVE. @E. 162 STREET

Borough : BRONX Agency's Number : M01

Area Sq Ft : 9,927 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Oct-2019 Landmark Status : NONE

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

Block : 2422 Lot : 1 BIN : 2001950

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$426,900	\$134,900
Interior Architecture		\$356,600
Mechanical	\$124,500	
Total	\$551,400	\$491,500
Importance Code A	\$426,900	\$134,900
Importance Code B	\$124,500	\$280,600
Importance Code C		\$76,000
Total	\$551,400	\$491,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$80,900	\$500		
Interior Architecture	\$99,000	\$2,700	\$1,300	
Electrical	\$20,600	\$300	\$300	\$400
Mechanical	\$5,100	\$1,200	\$4,600	\$21,600
Site Enclosure	\$6,300			
Total	\$211,900	\$4,600	\$6,100	\$22,000
Importance Code A	\$81,400	\$1,000	\$500	\$500
Importance Code B	\$58,300	\$3,600	\$5,600	\$21,500
Importance Code C	\$72,200			
Total	\$211,900	\$4,600	\$6,100	\$22,000



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13346

Architecture	Current Repair		Future Replacement		M	aintenance		
System Component Type		ail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	Location : Spalling, Ex	r Miss/Erod, A West Facade tent : Severe,	Area Affected		** Affected: 5%	5	\$25,000	
		North And E		1.00	1 20/			
		скs, Extent : . East And Sot	Moderate, Ared th Facades	і Ајјестес	l : 2%			
	Worn/Erode	d, Extent : Se	vere, Area Affe	cted : 50	%			
	Location:	North And E	ast Facade					
Masonry: Granite	3%	2-4	\$1,200	LIFE	* *	5	\$600	
				ate, Area	Affected: 10%			
	Location:	Base Perime	ter Joints					
Masonry: Limestone	Location : Staining/Dis	Window Sills coloring, Ext		al Band A , Area A <u>f</u>	* * Affected : 25% It Top Of Building Jected : 10%	5	\$400	
Windows								
Aluminum	Location : Other Obser Location :	usting, Exten Exterior Fac vation, Exten	\$162,200 t: Light, Area e Throughout t: Severe, Area v Inefficient			5	\$1,700	
Metal Louvers	5%	<u> </u>		2034	\$11,100	10	\$1,300	
Steel	Corrosion/R Location :	Stairs d Finish, Exte	\$18,100 t: Light, Area ent: Moderate,		**	5	\$2,500	
	Thermally In Location :		ent : Severe, A	rea Affec	ted : 100%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13346

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Parapets Cast Stone/Terra Cotta	10% 4+	\$1,100	LIFE	**	5	\$2,400	
	Vegetation Growth, Exte Location : Copping Sto	ones					
Masonry: Brick	78% Now Joint Mortar Miss/Erod, Location: North, East Spalling, Extent: Severe Location: North Faca	And South Face , Area Affected .	ide : 25%	* * Fected : 50%	5	\$2,400	1
Metal Panel	8% Other Observation, Exte Location : Bulkhead Re Explanation : New Cop	oof Parapet		**	5	\$1,000	
Metal: Cage/Fence	2% 0-2 Corrosion/Rusting, Exter Location: Chain Links		2036 rea Affed	* * cted : 50%	5	\$200	
Slate	2% Now Joint Mortar Miss/Erod, Location: Lower Roof Miss/Damaged Copings, Location: Lower Roof	Copping At Red Extent : Severe	ar Of Lib , Area A <u>j</u>	rary Gected : 100%	5	\$100	
Roof							
Modified Bitumen	98% Now Blisters, Extent: Light, A Location: Main Roof Miss/Damaged Flashing Location: Main Roof A	s, Extent : Seve	re, Area 2	\$134,900 Affected : 20%			1
	Patching Evident, Extend Location : Main Roof			ted : 10%			
	Ponding, Extent : Severe Location : Stair Bulkhe	ead					
	Ridging, Extent: Severe, Location: Main Roof						
	Seams Open/Split, Exten Location: Main And Lo		rea Affec	ted : 5%			
Skylight, Metal/Glass	2% 0-2 Corrosion/Rusting, Extended Location: At Connection						

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13346

Architecture	Current Repair Future Replacement		e Replacement	M			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors							
Carpet	1%		2027	\$2,600	3	\$200	
Cast in Place Concrete	25% Now	\$6,300	LIFE	**	5	\$8,100	
	Cracking/Crumbling,			ted : 10%			
	Location : Boiler Re			CC + 1 200/			
	Loose/Delam Surface			<i>ђес</i> ња : 20%			
	Location : Boiler Re						
Ceramic Tile	5% Now	\$800	2034	\$41,500	5	\$400	
	Broken/Missing Elem			Affected: 1%			
	Location: Children			Y4-1.50/			
	Cracking/Crumbling, Location: Bathroom		, Area Aj	jeciea : 5%			
Vinyl Tile	69%	ns	2031	\$280,600	3	\$3,800	
Interior Walls	0970		2031	\$280,000	3	\$3,800	
Cast in Place Concrete	10% Now	\$42,000	LIFE	* *			
cust in Trace Concrete	Spalling, Extent : Sev	+ ,					
	Location : Sub-base		. 2070				
	Water Penetration, E.	xtent : Moderate, A	rea Affec	eted : 10%			
	Location : Sub-base		55				
Ceramic Tile	5% Now	\$1,500	2034	\$76,000	5	\$700	
	Adhesion Failure, Ex				-	****	
	Location: Children	s Bathroom In Bas	ement				
	Broken/Missing Elem	ents, Extent : Light	t, Area A <u>j</u>	fected : 2%			
	Location : Children	s Bathroom In Bas	ement				
	Staining/Discoloring,	Extent: Severe, A.	rea Affec	ted : 2%			
	Location : Children	s Bathroom In Bas	ement				
Concrete Masonry Unit	10% Now	\$13,000	LIFE	* *	5	\$1,100	
	Cracking/Crumbling,	Extent: Severe, A	rea Affect	ted : 20%			
	Location : Sub-base	ement					
Plaster	70% Now	\$9,400	LIFE	* *	5	\$5,900	
	Cracking/Crumbling,	Extent: Moderate	, Area Af	fected : 10%			
	Location : Stairwell						
	Water Penetration, E.						
	Location : Interior	Of Stair Bulkhead 2	4t Roof L				
SGFT/Glazed Masonry	5%		LIFE	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13346

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Ceilings AcousTile,Adhered	50% Now	\$11,800	2036	* *	5	\$3,700	
	Broken/Missing Elem Location: First Flo Misaligned/Bulging, Location: First Flo Water Penetration, E Location: First Flo	oor And Basement Extent : Light, Are oor And Basement extent : Severe, Area	a Affected	d : 20%			
AcousTileConcealSpLn	15% 4+ Staining/Discoloring Location : Commun	-		* * ed : 2%	5	\$1,400	
Exposed Struc: Concrete	5% Other Observation, E Location : First Flo Explanation : Conc	oor	LIFE Affected	**	5	\$100	
Plaster	30% Now Broken/Missing Elem Location: Sub-base Cracking/Crumbling, Location: Sub-base Water Penetration, E Location: Stair Bu	ement And Stair Bu . Extent : Severe, A ement extent : Severe, Area	ilkhead rea Affect a Affected	ted : 50%	5	\$2,800	
ite Enclosure							
Fence/Gates Chain Link	100% 0-2 Corrosion/Rusting, E Location : Gate At						
Free Standing Walls							
Concrete Masonry Unit	75% 2-4  Joint Mortar Miss/En  Location: Verticle.			* * ected : 50%			
Masonry: Brick	20% Now Cracking/Crumbling, Location : East Fac		2041 rea Affect	* * ted : 20%			
Masonry: Fieldstone	5% Now Spalling, Extent : Sev Location : East Fac Other Observation, E Location : East Fac	cade Extent : N/A, Area A		**			
	Explanation: Actua	ally Bluestone Orig	ginal Copp	ping To Low Wall			
Site Pavements Public Sidewalk Cast in Place Concrete	100%		2044	* *			
On-Site Walkways Cast in Place Concrete	100%		2044	**			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13346

Electrical	Current Repair	r Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent Location : Electrical Roo	m		5		
Switchgear / Switchboard	Explanation : Main Servi	ce Disconnect Switch Ra	ted At 200 Ampe	eres.		
Molded Case Bkrs	100%	2031	\$43,000	5	\$300	
Raceway	700/	2021	<b>#27.500</b>			
Conduit	70%	2031	\$25,500 * *	1		
Conduit	30%	2041	* *	1		
Panelboards Fused Disc Sw	20%	2039	* *	5		
Molded Case Bkrs	80%	2039	* *	5	\$200	
Wiring	0070	2037			Ψ200	
Braided Cloth	30% 2-4 Insulation Aged, Extent : M Location : Basement	\$9,900 2056 Moderate, Area Affected :	**	1		
Thermoplastic	70%	2041	* *	1		
Ground Grounding Devices Not Accessible	100%					
Lighting						
Interior Lighting Fluorescent	80% Other Observation, Extent	2036 : Light, Area Affected : 1	**	10	\$7,300	
	Location: Throughout The Explanation: T-8 Lamps	ie Building				
Fluorescent	20% Other Observation, Extent Location: Offices, Readin Explanation: Compact F	ng Areas, Basement	**	10	\$1,800	
Egress Lighting	Explanation . Compact 1	iuoresceni Lignis				
Emergency, Battery	50%	2036	* *	10	\$1,200	
Exit, Service	50%	2036	* *	1	<del>+ - ,- • •</del>	
Exterior Lighting Fluorescent	10% Other Observation, Extent Location : Front And Rea Explanation : Compact F	er Only	\$3,900	10	\$100	
No Component	90%					
Alarm						
Security System No Component Generic	30% 70% Other Observation, Extent Location : Reading Areas Explanation : CCTV Surv	, Staircase	\$12,900	1	\$2,600	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13346

Mechanical	Current Re	epair	Future Replacement		Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2051	* *	1		
Conversion Equipment Hot Water Boiler	100%		2036	* *	1	\$4,900	
Distribution Hot Wtr Piping/Pump	100%		2039	* *	4	\$700	
Terminal Devices Convector/Radiator	100%		2044	* *	1	\$3,200	
Air Conditioning Energy Source Electricity	100%		2047	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	80%		2029	\$124,500	2	\$500	
Window/Wall Unit	10% Other Observation, Ext Location: 2nd Floor Explanation: Windov	Lounge	2029 Affected	\$3,700	1		
No Component	10%						
Distribution Ductwork/Diffusers	95% Not Insulated, Extent : Location : 1st Floor A		LIFE Affected :	**	2	\$12,300	
No Component	5%						
Ventilation Distribution Ductwork/Diffusers	80%		LIFE	* *	2.5	\$4,400	
No Component  Exhaust Fans	20%		LIFE		2-5	54,400	
Interior	80% Now Broken, Extent : Moder Location : Basement	. 55	2039 d : 100%	* *	2	\$200	
No Component	20%						
Plumbing H/C Water Piping							
Brass/Copper	30%		2051	* *	1		
Galvanized Steel	70%		2036	* *	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		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### NEW YORK PUBLIC LIBRARY - 035 MELROSE BRANCH LIBRARY

Asset #: 13346

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100% Now	\$800 2031	\$2,000	4	\$200	
	Broken, Extent: Moderate,	Area Affected: 100%	Ó			
	Location : Broken Sump F	Pump At The Basemen	nt			
Backflow Preventer						
No Component	50%					
Generic	50%	2036	* *	1	\$300	
Fixtures						
Generic	100%					
	Leaking Connections, Exter	nt : Light, Area Affect	ed : 20%			
	Location: Bathroom Sink	S				
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location: Basement To 1.	st Floor				
	Explanation: Book Lift H	as 200 Lbs Capacity				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MID-MANHATTAN BRANCH LIBRARY

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 08-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,Ph

Block : 869 Lot : 74 BIN : 1017602

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$59,600	
Interior Architecture	\$77,800	\$473,700
Total	\$137,400	\$473,700
Importance Code A	\$59,600	
Importance Code B	\$77,800	\$348,500
Importance Code C		\$125,200
Total	\$127.400	\$472.700

Total \$137,400 \$473,700

\$128,200	\$224,200	\$148,500	\$188,900
\$128,200	\$213,900	\$127,300	\$145,800
	\$10,300	\$21,200	\$43,000
\$128,200	\$224,200	\$148,500	\$188,900
\$39,600	\$39,600	\$39,600	\$39,600
\$68,500	\$102,500	\$61,000	\$83,500
\$20,100	\$25,700	\$24,000	\$22,700
	\$50,900	\$4,500	
	\$5,600	\$19,500	\$43,000
FY 2026	FY 2027	FY 2028	FY 2029
	\$68,500 \$39,600 <b>\$128,200</b> \$128,200	\$5,600 \$50,900 \$20,100 \$68,500 \$102,500 \$39,600 \$128,200 \$10,300 \$128,200 \$123,900	\$5,600 \$19,500 \$50,900 \$4,500 \$20,100 \$25,700 \$24,000 \$68,500 \$102,500 \$61,000 \$39,600 \$39,600 \$39,600 \$128,200 \$224,200 \$148,500 \$128,200 \$213,900 \$127,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

rchitecture	Current Repair	Future Replacen	nent	M	aintenance	
vstem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls	-0.4		di di	_	<b>** -</b> • •	
Concrete Masonry Unit	5%	LIFE	* *	5	\$3,700	
	Recent Repair Evident, Extent : N/A Location : Rear Wall	, Area Affectea : 100%				
Copper/Terne	2%	2067	* *	10	\$5,600	
	Recent Repair Evident, Extent : N/A Location : Throughout	, Area Affected : 66%				
Masonry: Brick	20%	LIFE	* *	5	\$23,800	
,	Recent Repair Evident, Extent : N/A Location : Throughout	, Area Affected : 66%				
Masonry: Limestone	53%	LIFE	* *	5	\$47,400	
Metal Panel	10%	2058	* *	5-10	\$82,000	
	Recent Construction, Extent: N/A, A Location: Penthouse	Area Affected : 100%				
Granite Panels	5%	LIFE	* *	5	\$4,500	
	Recent Repair Evident, Extent : N/A Location : Throughout	, Area Affected : 66%				
Window Wall	5%	2058	* *	5	\$22,400	
	Recent Replace Evident, Extent : N/. Location : Ground Floor	A, Area Affected : 100%				
Windows						
Aluminum	100%  Recent Replace Evident, Extent: N/.  Location: Throughout	2054 A, Area Affected : 100%	* *	5	\$34,100	
Parapets						
Metal/Glass Curt Wall	60%	2058	* *	5	\$9,900	
	Other Observation, Extent: N/A, Ar Location: 7th Floor Roof	ea Affected : 100%				
	Explanation: New Installation Of	Glass Barrier				
Metal Panel	40%	2058	* *	5	\$6,600	
	Recent Construction, Extent: N/A, A Location: Penthouse	Area Affected : 100%				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Roof						
IRMA/Protected Membrane	10%	2040	* *	10	\$4,700	
	Recent Construction, Extent: N/A, A Location: Penthouse	rea Affected :	100%			
Metal Panel	30%	2049	* *	10	\$26,000	
	Recent Construction, Extent: N/A, A	rea Affected :	100%			
	Location: Above Penthouse					
Modified Bitumen	9%	2040	* *	10	\$4,200	
	Recent Installation, Extent: N/A, Are	ea Affected : I	100%		. ,	
	Location : Throughout					
Plaza Roof: Stone Panel	s 50%	2058	* *			
	Other Observation, Extent : N/A, Are		100%			
	Location : 7th Floor Roof					
	Explanation: New Installation					
Skylight, Plastic	1%	2045	* *	1		
nterior						
Floors						
Carpet	5%	2033	\$209,700	3	\$17,900	
	Recent Installation, Extent: N/A, Are Location: 1st And 3rd Floor	ea Affected : 1	100%			
Cast in Place Concrete	10%	LIFE	* *	5	\$52,300	
	Recent Repair Evident, Extent : N/A, Location : Throughout	Area Affected	d : 100%			
Marble Panels	15%	LIFE	* *	5	\$26,900	
Panel/Paver: Bluestone	10%	LIFE	* *	5	\$17,900	
	Other Observation, Extent : N/A, Are Location : 7th Floor	ea Affected : 1	100%			
	Explanation: New Construction					
Terrazzo	25%	LIFE	* *	5	\$46,700	
	Recent Installation, Extent: N/A, Are Location: Throughout	ea Affected : 1	100%			
Vinyl Tile	15%	2040	* *	3	\$13,500	
·	Recent Installation, Extent : N/A, Are Location : Basement		100%			
Wood	20%	2067	* *	5	\$89,700	
	Recent Installation, Extent: N/A, Are Location: Bookshelf Areas		100%	-	,	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Architecture	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Interior Walls Ceramic Tile	5%		2045	* *	5	\$13,900	
	Recent Replace Evide Location : Toilets	ent, Extent : N/A, A	rea Affec	ted : 100%		. ,	
Concrete Masonry Unit	10% Recent Repair Eviden Location : Through		LIFE ea Affecte	* * ed : 100%	5	\$11,100	
Glass: Single Pane	2% Recent Replace Evide Location: Through		LIFE rea Affec	* * ted : 100%	5	\$4,200	
Gypsum Board	75% Recent Installation, E Location : Through	· ·	LIFE ffected :	**	5	\$125,200	
Marble Panels	8%  Recent Replace Evide  Location : Elevator		LIFE rea Affec	* * ted : 100%			
Ceilings							
AcousTileSusp.Lay-In	65%  Recent Installation, E  Location : Througho		2049 ffected :	**	5	\$155,500	
Exposed Struc: Steel	5% Recent Construction, Location: Mechanic		LIFE Affected	**			
Gypsum Board	5% Recent Installation, E Location : Through		LIFE ffected :	**	5	\$15,000	
Metal Panel	17% Recent Construction, Location: Througho		LIFE Affected	**	5	\$50,900	
Wood	8% Recent Replace Evide Location : Wood Sla		LIFE rea Affec	* * ted : 100%	5	\$167,500	
ite Pavements Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			

Electrical	Current l	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	20%	2058	* *	5	\$100	
	Other Observation, Extent: N/A, A	lrea Affected : 100%				
	Location: Electrical Room					
	Explanation: Two 1200 Ampere	And One 600 Amper				
Molded Case Bkrs	80%	2058	* *	5	\$3,400	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location : Electrical Room					
	Explanation : Two 3000 Ampere	Service Disconnect	Switches			
Transformers						
Dry Type	100%	2049	* *	5	\$600	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location : Electrical Room					
	Explanation: Two 750 Kilovolt A	Impere Main Transf	ormers			
Switchgear / Switchboard						
Fused Disc Sw	100%	2058	* *	5	\$700	
Raceway						
Conduit	100%	2058	* *	1		
Panelboards						
Fused Disc Sw	10%	2054	* *	5	\$400	
Molded Case Bkrs	90%	2054	* *	5	\$3,800	
Wiring						
Thermoplastic	100%	2058	* *	1		
Motor Controllers						
Locally Mounted	50%	2049	* *	5	\$500	
Variable Frequency	50%	2049	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,300	
Stand-by Power					•	
Transfer Switches						
Automatic	100%	2049	* *	1	\$49,200	
Generators					· · · · · · · · · · · · · · · · · · ·	
Diesel	100%	2045	* *	1	\$61,900	
	Other Observation, Extent: N/A, A		, )	-	, , 0	
	Location : Roof Enclosure					
	Explanation : One 600 Kilowatt	Capacity				
Batteries	T	¥ *****				
Lead/Acid	100%	2027	\$2,400	5	\$5,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Electrical	ctrical Current Repair Future Re		Replacement	eplacement Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	20%	2054	* *	5		
	Other Observation, Extent:	N/A, Area Affected : 10	00%			
	Location : At Generator					
	Explanation: 120 Gallon (	Capacity				
Main Tank	80%	2067	* *	5		
	Other Observation, Extent:	N/A, Area Affected : 10	00%			
	Location: Basement					
	Explanation: 650 Gallon (	Capacity				
Lighting						
Interior Lighting						
LED	100%	2040	* *			
Egress Lighting						
Emergency, Service	25%	2040	* *	1		
Emergency, Battery	25%	2040	* *	10	\$9,600	
Exit, Service	25%	2040	* *	1		
Exit, Battery	25%	2040	* *	10	\$2,700	
Exterior Lighting						
LED	25%	2040	* *			
No Component	75%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2067	* *	5	\$500	
Alarm						
Security System						
No Component	40%					
Generic	60%	2040	* *	1	\$35,800	
	Other Observation, Extent:	-	00%			
	Location : Throughout The	O .				
	Explanation: CCTV And In	itrusion Alarm Systems	5			
Fire/Smoke Detection						
No Component	40%					
Generic, Digital	60%	2040	* *	1-3	\$59,100	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Utility Steam	100%	2062 **	1	
·	Other Observation, Extent: N/A, Area A	ffected : 100%		
	Location : Throughout			
	Explanation: Supplied From Con Edis	son. Recent Installation Ob	served.	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2047	* *	5	\$9,500	
	Recent Installation, Extent : N/A, Location : Basement	Area Affected :	100%			
	Other Observation, Extent: N/A,	Area Affected :	100%			
	Location: Basement	meu mjecieu .	10070			
	Explanation: Steam-to-hw Hea	t Exchanger Fo	r Hot Water Distri	bution		
Distribution	The state of the s					
Hot Wtr Piping/Pump	95%	2057	* *	4	\$7,500	
	Recent Installation, Extent: N/A, Location: Basement	Area Affected :	100%			
Central Plant Steam Piping/Pmp	5%	2062	* *	4	\$600	
	Recent Installation, Extent : N/A, Location : Basement	Area Affected :	100%			
Terminal Devices						
Air Handler	60%	2042	* *	1	\$59,300	
	Recent Installation, Extent : N/A, Location : Basement	Area Affected :	100%			
Convector/Radiator	35%	2052	* *	1	\$18,100	
	Recent Installation, Extent: N/A, Location: Throughout	Area Affected :	100%			
	Other Observation, Extent : N/A, Location : Throughout	Area Affected :	100%			
	Explanation : Baseboard Perim	eter Heating				
Unit Heater - Hot Water	5%	2042	* *			
	Recent Replace Evident, Extent:	N/A, Area Affec	ted : 100%			
	Location : Stairwells, Mechanic	al Rooms, And	Other Various Loc	ations		
	Other Observation, Extent: N/A,	Area Affected :	100%			
	Location: Stairwells, Mechanic					
· · · · · · · · · · · · · · · · · · ·	Explanation: Unit Heaters, Vav	Boxes With Ho	t Water Reheat Co	oils.		
ir Conditioning						
Energy Source	100%	2057	* *	1		
Electricity	100% Recent Installation, Extent: N/A,	2057		1		
	Location : Locations Throughor		100/0			
Conversion Equipment						
Centrifugal, Elec Chiller	100%	2047	* *	1	\$173,000	
<u> </u>	Recent Installation, Extent : N/A,		100%			
	Location: Basement					
	Other Observation, Extent: N/A,	Area Affected :	100%			
	Location: Basement					
	Explanation: 3 Units					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%  Recent Installation, Ext		2062 Iffected :	**	4	\$11,800	
	Location: Locations	Throughout					
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	95% 5% Other Observation, Ext	tent · N/A Area A	2042 2042	* * * *	1 1	\$93,900 \$2,600	
	Location: Elevator M Explanation: Fan Co	<i>Machine Rooms</i>	ујестей.	100/0			
Heat Rejection Water Cooling Tower	100%  Recent Installation, Ext  Location: Locations		2037 Iffected :	**	2	\$160,900	
Ventilation							
Distribution Ductwork/Diffusers	100% Recent Installation, Ext		LIFE Iffected :	**	2-5	\$89,200	
Exhaust Fans							
Interior	95%  Recent Installation, Ext  Location : Locations		2042 Iffected :	**	2	\$4,700	
Roof	5% Recent Installation, Ext Location : Locations		2042 Iffected :	**	2	\$200	
Plumbing							
H/C Water Piping Brass/Copper	100%  Booster Pump w/Tank,  Location: Basement  Recent Installation, Ext  Location: Locations	tent : N/A, Area A			1		
HW Heat Exchanger	Location : Locations	Inroughout					
Steam Fired	100% Recent Installation, Ext Location: Locations Other Observation, Ext Location: Basement Explanation: 2 Units	Throughout tent : N/A, Area A			4	\$23,700	
Sanitary Piping Cast Iron	100% Recent Installation, Ext Location : Locations		LIFE Iffected :	**	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4226

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100% Recent Installation, Extent : N/A, Area A	LIFE Affected :		1		
	Location: Locations Throughout	ijjecica .	10070			
Sump Pump(s)						
Non-Submersible	100%	2042	**	4	\$5,100	
	Recent Installation, Extent: N/A, Area A	Affected :	100%			
	Location : Locations Throughout Other Observation, Extent : N/A, Area A	Affected :	100%			
	Location: Basement - Fire Pump Roo		10070			
	Explanation : 1 Unit					
Sewage Ejector(s)						
Electric	100%	2042	**	4	\$9,500	
	Recent Installation, Extent: N/A, Area A Location: Locations Throughout	Affectea :	100%			
	Other Observation, Extent: N/A, Area A	Affected ·	100%			
	Location: Basement	1,5,000000 .	10070			
	Explanation: 1 Unit					
Backflow Preventer						
Generic	100%	2042	**	1	\$9,800	
	Other Observation, Extent : N/A, Area A Location : Basement	чујестеа .	10076			
	Explanation: 4 Units Total. 2 By 39th	Street, 2	By 40th Street. Re	cent Inst	allation	
Fixtures	•		•			
Generic	100%					
	Other Observation, Extent: N/A, Area A	Affected :	100%			
	Location : Locations Throughout Explanation : Recent Installation					
Vertical Transport	Espiration - Recent Institution					
Elevators						
Geared Traction	100%	LIFE	**			
	Other Observation, Extent : N/A, Area A Location : 1 Passenger From Baseme			. Euom D	asamont To 7th	
	Floor, 1 Freight From Basement To 5ti		r 100r, 5 Fassenger	rrom D	asement 10 /th	
	Explanation: 4 Passenger Elevators,		Elevator.			
Fire Suppression						
Standpipe Generic	100%	2062	* *	1.5	\$83,600	
Generic	Recent Installation, Extent : N/A, Area 2		100%	1-5	\$63,000	
	Location : Locations Throughout	JJ				
Sprinkler	-					
Generic	100%	2062	**	1-2	\$44,800	
	Recent Installation, Extent: N/A, Area A	Affected :	100%			
	Location : Locations Throughout					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MID-MANHATTAN BRANCH LIBRARY

Asset #: 4226

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2047	* *	1	\$29,900	
	Recent Installation, Extent: N/A, Area	Affected :	100%			
	Location: Locations Throughout					
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Basement - Fire Pump Ro	om 010				
	Explanation: Fire Pump And Jockey	Pump				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY

Address : 2900 BROADWAY @ W.113 ST

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

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

Date of Survey : 12-Nov-2021 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 1885 Lot : 7501 BIN : 1057018

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Mechanical				\$640,200
Total				\$640,200
Importance Code B				\$640,200
Total				\$640,200
EVDENCE	EV 2026	EV 2027	EV 2029	EV 2020

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Interior Architecture	\$19,500	\$1,300	\$12,000	\$1,300
Electrical	\$2,100	\$1,700	\$16,100	\$2,200
Mechanical	\$3,300	\$3,100	\$6,600	\$4,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$32,000	\$13,300	\$41,900	\$15,100
Importance Code A				
Importance Code B	\$32,000	\$13,300	\$41,900	\$15,100
Importance Code C				
Total	\$32,000	\$13,300	\$41,900	\$15,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset #: 13638

Architecture		Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	10%			2032	\$46,600	3	\$5,300	
Ceramic Tile	10%			2042	* *	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE	* *	5	\$4,000	
Sheet Vinyl/Rubber	60%			2038	* *	5	\$23,900	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$12,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2046	* *	5	\$13,300	
Gypsum Board	50%	4+	\$11,500	LIFE	* *	5	\$16,600	
• •	Water Pene	etration, Ex	tent : Light, Area	Affected	: 2%			
	Location Time Area		r At Recessed Sprii	nkler He	ad, 2nd Floor Staff	Room, C	Children Story	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$100	
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 400 Amp	ere Main Disconnect	Switch			
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	\$400	
Wiring						
Thermoplastic	100%	2053	* *	1		
Motor Controllers						
Locally Mounted	100%	2046	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset #: 13638

Electrical	Current Repair	Future Rep	olacement	M	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	5%	2038	* *	10	\$800		
	Compact Fluorescent Light, Location : Elevator Lobby	Extent : Light, Area Affect	ted : 100%				
Fluorescent	70%	2038	* *	10	\$11,400		
	T-8 Lamps And Fixtures, Ext Location : Throughout The	0 00	: 100%				
LED	25%	2041	* *				
Egress Lighting							
Emergency, Battery	50%	2038	* *	10	\$2,100		
Exit, LED	50%	2061	* *	1			
Exterior Lighting							
HID	10%	2038	* *	10			
No Component	90%						
Alarm							
Security System							
Generic	100%	2041	* *	1	\$6,600		
	Other Observation, Extent:	Light, Area Affected : 100	%				
	Location: Inside And Outs	ide The Building					
	Explanation: CCTV Surve	illance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2038	* *	1-3	\$11,300		
	Other Observation, Extent:	Light, Area Affected : 100	%				
	Location : Throughout The	Building					
	Explanation : Strobe Lights Alarm Panel	s, Horns, Alarm Bell, Smo	ke Detectors,	Pull Box	xes And Fire		

/lechanical	Current Repair	Future F	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Plant Campus Steam /	100%	2043	* *	1		
PRV						
	Other Observation, Extent: Light, A	rea Affected : 1	00%			
	Location : Throughout					
	Explanation : Steam Is Supplied By	v Columbia Uni	iversity			
Distribution						
Central Plant Steam	100%	2053	* *	4	\$900	
Piping/Pmp						
Terminal Devices						
Air Handler	90%	2033	\$298,300	1	\$9,900	
Convector/Radiator	10%	2038	* *	1	\$600	

Air Conditioning

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset #: 13638

Mechanical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	100%		2053	* *	4	\$900	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2033	\$341,800	1	\$11,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,900	
Exhaust Fans							
Interior	100%		2038	* *	2	\$500	
Plumbing							
H/C Water Piping	1000/		20.52	ماد ماد			
Brass/Copper	100%		2053	* *	1		
Sanitary Piping				di di			
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Ex		ffected	: 100%			
	Location: Basement						
· · · · · · · · · · · · · · · · · · ·	Explanation : One U	Init					
Fire Suppression							
Standpipe	1000/		2052	ala ala		<b>40.200</b>	
Generic	100%		2053	* *	1-5	\$9,300	
Sprinkler	1000/		2052		1.0	05.000	
Generic	100%		2053	* *	1-2	\$5,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MORRISANIA BRANCH LIBRARY
Address : 610 EAST 169TH ST. @FRANKLIN AVE.

Borough : BRONX Agency's Number : M02

Area Sq Ft : 14,503 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-Dec-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2615 Lot : 23 BIN : 2004303

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$105,400	
Interior Architecture	\$55,100	
Electrical	\$35,200	
Mechanical		\$689,600
Total	\$195,700	\$689,600
Importance Code A	\$105,400	
Importance Code B	\$35,200	\$689,600
Importance Code C	\$55,100	
Total	\$195,700	\$689,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$15,300			\$3,100
Interior Architecture	\$88,400	\$3,300		\$4,200
Electrical	\$30,500	\$700	\$400	\$500
Mechanical	\$11,300	\$5,100	\$3,400	\$23,300
Site Enclosure	\$18,700			
Site Pavements	\$27,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$198,900	\$16,200	\$11,000	\$38,200
Importance Code A	\$16,700	\$1,100	\$1,100	\$4,200
Importance Code B	\$154,700	\$15,100	\$9,900	\$34,000
Importance Code C	\$27,500			
Total	\$198,900	\$16,200	\$11,000	\$38,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13347

Architecture	Current Rep	oair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	050/		LIEE	* *	_	¢27.500	
Masonry: Brick Masonry: Granite	95% 2%		LIFE LIFE	* *	5 5	\$37,500 \$600	
Masonry: Limestone	3% Now	\$7,600	LIFE	* *	5	\$900 \$900	
mason y. Ennestone	Staining/Discoloring, E.			d : 10%	J	Ψ, σσ	
	Location : Entrance, (						
	Vegetation Growth, Exte		Area Affecto	ed : 5%			
	Location : At Entrance	2					
Windows	100%		2039	* *	5	¢6 100	
Aluminum	Other Observation, Exte	ent · Light. Area			5	\$6,100	
	Location : 1st Floor		-9,5				
	Explanation : Protecti	ve Metal Grilles	S .				
Parapets	0.50/			ai. •		<u> </u>	
Masonry: Brick	95%	¢2.500	LIFE	* *	5	\$4,600	
Masonry: Limestone	5% 0-2 Caulking Deteriorated,	\$2,500 Extent : Modera	LIFE		5	\$300	
	Location: Coping Stor		iic, 217 cu 21 <u>7</u>	Jecieu . 1570			
	Vegetation Growth, Exte		Area Affect	ed : 20%			
	Location : Coping Stor	ne					
Roof				*		*	
Roll Roofing	100% 2-4	\$5,300	2027	\$105,400	5	\$12,500	
	Blisters, Extent: Severe Location: 3rd Floor M.		20%				
	Debris Present, Extent:	-	a Affected :	5%			
	Location : Various Loc		55	-, -			
	Water Penetration, Exte	nt : Moderate, A	1rea Affecte	ed : 5%			
	Location : 2nd Floor 1	Lobby Area					
nterior							
Floors	10% Now	\$41,700	2033	\$41,700	3	\$3,300	
Carpet	Worn/Eroded, Extent : N				3	\$5,500	
	Location : Staff Area		33				
Carpet	30%		2030	\$125,100	3	\$9,800	
Cast in Place Concrete	20%		LIFE	**	5	\$9,500	
Marble Panels	10% Now	\$10,300	LIFE	* *	5	\$1,600	
	Broken/Missing Elemen		re, Area Af	fected : 2%			
<b>T</b>	Location : Main Stair	10 Basement	LIBB	* *		фооо	
Terrazzo Vinyl Tile	5% 15% Now	\$29,300	LIFE 2041	**	5 3	\$800 \$1,200	
vinyi ille	15% Now Broken/Missing Elemen	. ,			3	\$1,200	
	Location : Basement	,	., 000 11))				
Wood	10% 2-4	\$7,000	2046	* *	5	\$2,000	
	Worn/Eroded, Extent : N			5%	-	<b>4-</b> ,000	
	Location: 1st And 2nd	l Floors					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13347

Architecture		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Masonry: Brick	10%			LIFE	* *			
Plaster		Now	\$55,100	LIFE	* *	5	\$12,500	
		issing Elem : Basemer	nents, Extent : Seven at	re, Area	Affected : 15%			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Basemer	nt At Stairs					
	Water Pen	etration, E	xtent : Severe, Area	Affected	d : 15%			
	Location	: Basemer	nt					
Ceilings								
AcousTileSusp.Lay-In	25%			2044	* *	5	\$5,400	
Plaster	75%			LIFE	* *	5	\$10,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	* *			
Iron Picket	50%			2066	* *			
Retaining Walls								
Masonry: Fieldstone	100%	4+	\$18,700	2051	* *			
	Vegetation	Growth, E	Extent : Moderate, A	1rea Affe	ected : 10%			
	Location	: East Sid	e Of Building					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$27,500	2044	* *			
	_	_	Extent : Severe, A	-				
	Location	: East Wa	lkways And Front V	Valkways	S			
Masonry: Granite	10%			LIFE	* *			

lectrical	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2031	\$47,100	5	\$400		
	Other Observation, Extent : Light, Area	a Affected : 10	0%				
	Location: Electrical Room Basement	<u> </u>					
	Explanation : One 400 Ampere, Main Panel Board	Disconnect Si	witch And Swi	tch Gear	Attached In One		
Switchgear / Switchboard							
Molded Case Bkrs	100%	2031	\$47,100	5	\$400		
Raceway							
Conduit	30%	2051	* *	1			
Conduit	70%	2031	\$28,000	1			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13347

Electrical	Current R	Current Repair Futu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2047	* *	5		
Molded Case Bkrs	95%		2047	* *	5	\$400	
Wiring	-00/		2071	* *			
Thermoplastic	70%		2051		1		
Thermoplastic	30%		2031	\$10,800	1		
Motor Controllers	100%		2044	* *	5	\$100	
Locally Mounted Ground	100%		2044		3	\$100	
Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$200	
Lighting	10070		LII L			Ψ200	
Interior Lighting							
Fluorescent	20%		2026	\$35,200	10	\$2,700	
	Other Observation, Ex	ctent : N/A, Area A	ffected :	100%			
	Location: Basement						
	Explanation: T12 Le	amps					
Fluorescent	75%		2036	* *	10	\$10,000	
	T-8 Lamps And Fixture Location : First, Sec	-		ected : 100%			
Fluorescent	5%		2036	* *	10	\$700	
	Compact Fluorescent . Location : First, Sec	-		Affected : 100%			
Egress Lighting							
Emergency, Battery	50%		2036	* *	10	\$1,800	
Exit, Service	50%		2036	* *	1		
Exterior Lighting	• • • •		•••	<b>011 -</b> 00	4.0		
HID	20%		2026	\$14,700	10		
No Component	80%						
Alarm							
Security System No Component	70%						
Generic	30%		2036	* *	1	\$1,600	
Fire/Smoke Detection	3070		2030	•	1	\$1,000	
No Component	70%						
Generic, Digital	30%		2036	* *	1-3	\$2,700	
Generic, Digital	5070		2030		1-5	Ψ2,700	

Mechanical	Current Re	pair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating France Source							
Energy Source Interruptible Gas/Dual Fuel	100%	2	2051	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13347

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Furnace	40% Other Observation, Extent : Light, Area Location : Roof			1	\$2,900	
Steam Boiler	Explanation: Two Units, 15 Ton Furn 60% Other Observation, Extent: Moderate, Location: Boiler Room Explanation: 1 Unit	2036	* *	ling Coil 1	\$8,600	
Distribution Hot Wtr Piping/Pump	70% Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : Hot Water Coil In Stean		**	4	\$800	
No Component Terminal Devices Convector/Radiator Fan Coil Unit/Heat	30% 60% 40%	2036 2031	* * \$156,200	1	\$2,800 \$1,900	
Air Conditioning Energy Source Electricity	100%	2047	**	1	\$1,500	
Conversion Equipment Exterior Pkg Unit - Cooling	90%	2031	\$155,400	2	\$800	
4 4 1	R-22 Refrigerant, Extent : Severe, Area Location : Roof					
Window/Wall Unit Terminal Devices Air Handler/Cool/Ht	10%	2026	\$6,000 \$305,700	1	\$9,000	
Heat Rejection Dry Cooler	100%	2031	\$72,300	2	\$10,100	
Ventilation Distribution Ductwork/Diffusers No Component	80% 20%	LIFE	* *	2-5	\$6,500	
Exhaust Fans Roof No Component	10% 90%	2031	\$3,100	2		
Plumbing H/C Water Piping Brass/Copper Galvanized Steel	20% 80%	2051 2044	**	1		
Water Heater With Tanks Gas Fired Sanitary Piping	100%	2029	\$18,600	2		
Cast Iron	100%	LIFE	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MORRISANIA BRANCH LIBRARY

Asset #: 13347

Mechanical	Curre	nt Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% Now	\$2,800	LIFE	* *	1		
	Leak Evident, Ext	ent : Moderate, Area	Affected :	10%			
	Location: Roof	Drain Piping Leaking	g During .	Rain To 3rd Floor	Below		
Sump Pump(s)							
Non-Submersible	100%		2031	\$3,200	4	\$500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation	n, Extent : Light, Area	ı Affected	: 100%			
	Location: Bases	ment To 2nd Floor					
	Explanation: 1	Unit					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MOSHOLU BRANCH LIBRARY

Address : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.

Borough : BRONX Agency's Number : M03

Area Sq Ft : 10,285 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 13-Feb-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3341 Lot : 76 BIN : 2018123

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$129,200
Interior Architecture		\$105,400
Mechanical	\$78,200	
Total	\$78,200	\$234,500
Importance Code A		\$129,200
Importance Code B	\$78,200	\$105,400
Total	\$78,200	\$234,500

\$125,000	\$11,400	\$9,300	\$60,200
\$71,500	\$10,900	\$8,800	\$59,700
\$53,500	\$500	\$500	\$500
\$125,000	\$11,400	\$9,300	\$60,200
\$7,200	\$7,200	\$7,200	\$7,200
\$5,100	\$2,800	\$2,000	\$19,300
\$50,600	\$200	\$100	\$33,300
\$9,200	\$1,300		\$500
\$53,000			
FY 2026	FY 2027	FY 2028	FY 2029
	\$53,000 \$9,200 \$50,600 \$5,100 \$7,200 <b>\$125,000</b> \$53,500 \$71,500	\$53,000 \$9,200 \$50,600 \$5,100 \$7,200 \$11,400 \$53,500 \$71,500 \$10,900	\$53,000 \$9,200 \$1,300 \$50,600 \$200 \$1,00 \$5,100 \$2,800 \$7,200 \$7,200 \$7,200 \$11,400 \$9,300 \$53,500 \$71,500 \$10,900 \$8,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13348

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	400/ 37	<b>#12</b> 000		ماد ماد	_	<b>#2.2</b> 00	
Masonry: Brick	40% Now Joint Mortar Miss/Er Location: Rear Of Spalling, Extent: Sev Location: Rear Of Staining/Discoloring,	Building ere, Area Affected Building	: 5%		5	\$3,200	
	Location : Chimney	,					
Masonry: Fieldstone	25%		LIFE	* *	5	\$1,500	
Masonry: Granite	10%		LIFE	* *	5	\$600	
Ž	Other Observation, E Location : Front Fa Explanation : Paint	ıcade		100%	-		
Window Wall	25% Now Other Observation, E Location: Window Explanation: Awnii	Wall		**	5	\$3,700	
Windows	Explanation . 11with	ig omis moperaer					
Aluminum	50% Now Unit Inoperable, Exte		2039 a Affected	**	5	\$1,200	
Glass Block	50%		LIFE	* *	5	\$1,500	
Roof							
Roll Roofing	100% 2-4 Patching Evident, Ex Location: Main Roo Ponding, Extent: Mo Location: Main Roo	of derate, Area Affeci		\$129,200 ed:5%	5	\$16,700	
Soffits							
Cast in Place Concrete	100% 4+ Exposed Reinforceme Location : Overhan		LIFE ate, Area	* * Affected : 10%	5	\$10,900	
nterior							
Floors	-0.4		• • • •	a. ·	_	***	
Ceramic Tile	5%		2040	* *	5	\$800	
Terrazzo	5%	_	LIFE	* *	5	\$600	
Vinyl Tile	25% 4+ Cracking/Crumbling, Location : Staff Are Worn/Eroded, Extent	a	-		3	\$1,400	
	Location : Auditoria	um					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13348

Architecture	Curre	ent Repair	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2040	* *	5	\$1,000	
Marble Panels	8%		LIFE	* *			
Plaster	85%		LIFE	* *	5	\$5,200	
SGFT/Glazed Masonry	2%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	80%		2036	* *	5	\$7,900	
Gypsum Board	10%		LIFE	* *	5	\$1,200	
Plaster	10%		LIFE	* *	5	\$600	
Site Enclosure							
Fence/Gates							
Aluminum Rail	90%		2044	* *	5-10		
Chain Link	10%		2041	* *			
	Location : Roof	on, Extent : Light, Area	Affected	: 5%			
Retaining Walls	Explanation : E	чиртен Вистозите					
Cast in Place Concrete	100%		2051	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2044	* *			
On-Site Walkways							
Cast in Place Concrete	70%		2036	* *			
Slate	30%		LIFE	* *	5		

lectrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$3,700	5		
	Other Observation, Extent : Li	ght, Area Affected :	100%			
	Location : Electrical Room E	Basement				
	Explanation: One 400 Ampe	ere Main Disconnect	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$43,000	5	\$300	
Raceway						
Conduit	95%	2031	\$34,700	1		
Conduit	5%	2051	* *	1		
Panelboards						
Fused Disc Sw	5%	2030	\$1,000	5		
Molded Case Bkrs	40%	2047	* *	5	\$100	
Molded Case Bkrs	55%	2030	\$10,900	5	\$100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13348

Electrical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Wiring		***					
Braided Cloth	70% 2-4	\$23,100	2056	**	1		
	Insulation Aged, Ext Location : Through		a Affecte	d : 100%			
Thermoplastic	30%		2051	* *	1		
Motor Controllers							
Locally Mounted	30%		2044	* *	5		
Locally Mounted	70%		2029	\$33,100	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	100%		2036	**	10	\$9,400	
	Other Observation, I		Affected	: 100%			
	Location: Through	-					
	Explanation: T-8 I	Lamps					
Egress Lighting	500/		2026	* *	10	<b>#1.200</b>	
Emergency, Battery	50%		2036	* *	10	\$1,200	
Exit, LED	40%		2059		1		
Exit, Service	10%		2026	\$300	1		
Exterior Lighting	200/		2026	¢1.4.200	10		
HID	30% 70%		2026	\$14,300	10		
No Component	/0%						
Alarm							
Security System No Component	70%						
Generic	20%		2036	* *	1	\$800	
Generic		Extent : Light Area		. 100%	1	\$600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Reading Area And Entrance Lobby						
		V Surveillance Cam					
Generic	10%	, sarvenumee Cum	2026	\$1,900	1	\$400	
Generic	10% Other Observation, I	Extent : Light Area			1	\$400	
		Extent : Lignt, Area Area And Basemen		. 100/0			
	-	, Area Ana Basemen usion Alarm And Mo		SOK.			
	Explanation : Intru	Sion Aiurm Ana Mo	nion sens	SOI			

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2051	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13348

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Moderate Location : Boiler Room Explanation : 1 Unit	2044 e, Area Affed	* * cted : 100%	1	\$5,100	
Distribution Hot Wtr Piping/Pump	100%	2047	* *	4	\$800	
Terminal Devices Air Handler Convector/Radiator	20% 80%	2031 2044	\$38,400 * *	1 1	\$1,300 \$2,700	
Air Conditioning Energy Source Electricity	100%	2047	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%	2031	\$30,100	1	\$1,000	
Exterior Pkg Unit - Cooling	70%  R-22 Refrigerant, Extent: Moderate,	2026	\$78,200	2	\$400	
	Location: Roof Other Observation, Extent: N/A, Area Location: Roof Explanation: 2 Units	a Affected :	100%			
Window/Wall Unit	10%	2026	\$3,900	1		
Terminal Devices Air Handler/Cool/Ht No Component	20% 80%	2031	\$39,600	1	\$1,300	
Heat Rejection Dry Cooler No Component	80% 20%	2031	\$37,400	2	\$5,700	
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,700	
Exhaust Fans Interior	20%	2031	\$9,000	2-3	\$3,700	
Roof	80%	2031	\$15,800	2	\$300	
Plumbing H/C Water Piping Brass/Copper Galvanized Steel	40% 60%	2051 2044	* *	1 1		
Water Heater With Tanks Gas Fired	100% Other Observation, Extent: Light, Art Location: Mechanical Room Explanation: 1 Unit	2029 ea Affected	\$16,900	2		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MOSHOLU BRANCH LIBRARY

Asset #: 13348

Mechanical	Current Repair	r Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sewage Ejector(s)							
Electric	100%	2031	\$5,300	4	\$600		
	Corroded, Extent : Modera	te, Area Affected : 5%					
	Location: Basement						
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement To 1	st Floor					
	Explanation: 1 Unit						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MOTT HAVEN BRANCH LIBRARY

Address : 321 EAST 140TH ST. @ALEXANDER AVE.

Borough : BRONX Agency's Number : M04

Area Sq Ft : 16,020 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 05-Mar-2020 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Block : 2315 Lot : 18 BIN : 2000744

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$192,200	
Interior Architecture		\$197,800
Electrical	\$51,900	\$194,300
Mechanical	\$241,800	
Total	\$485,900	\$392,100
Importance Code A	\$192,200	
Importance Code B	\$293,700	\$267,700
Importance Code C		\$124,400
Total	\$485,900	\$392,100

Total	\$96,400	\$13,900	\$8,700	\$33,900
Importance Code C	\$28,200			\$1,000
Importance Code B	\$11,400	\$13,100	\$7,900	\$27,200
Importance Code A	\$56,800	\$800	\$800	\$5,700
Total	\$96,400	\$13,900	\$8,700	\$33,900
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$9,900			
Mechanical	\$18,700	\$1,600	\$1,100	\$19,700
Electrical	\$4,100	\$600	\$400	\$500
Interior Architecture	\$18,300	\$4,500		\$1,600
Exterior Architecture	\$38,100			\$4,900
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13349

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$30,500	
Masonry: Brick	65%			LIFE	* *	5	\$25,400	
Masonry: Granite	4%	3.7	<b>#25</b> 000	LIFE	* *	5	\$1,200	
Masonry: Limestone	10%	Now	\$25,000	LIFE	**	5	\$2,900	
			od, Extent : Moder try, Window Sills, E		00			
			•		· ·			
	_	_	, Extent : Moderate Sills And Spandrels	-	jeciea : 25%			
14 - 15 - 1		. window	Silis Ana Spanarei.		* *	7.10	<b>#2.7</b> 00	
Metal Panel	1%	T		2051		5-10	\$2,700	
			Extent : Light, Area	Ајјестеа	: 100%			
		: Roof Bul tion : Meta						
Stugge Coment		uon . meia	i Staing	2044	* *	5	£0.900	
Stucco Cement Windows	10%			2044		5	\$9,800	
Wood	100%	Now	\$192,200	2056	* *	5	\$25,300	
Wood			ents, Extent : Seven		Affected · 10%	3	\$25,500	
		_	it Windows	c, 217 cu 2	ijjecica : 1070			
			nt : Severe, Area Af	fected · S	5%			
	-	: Through		cerea . z	.,,0			
		_	Extent : Moderate, A	rea Affe	cted : 15%			
		: Various		33				
		d/Bulging, : 3rd Floo	Extent : Severe, Ard r	ea Affect	ed : 15%			
	-	Inefficient	, Extent : Severe, A lows	rea Affec	eted : 100%			
	Caulking I		ed, Extent : Severe,	Area Aff	ected : 25%			
			ent : Severe, Area A	ffected :	25%			
	-	: Various		J				
	Water Pen	etration, E.	xtent : Severe, Area	Affected	d : 15%			
			or Transoms	55				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 25%			
	Location	: 1st Floor	r Windows					
	Explanat	tion : Prote	ective Metal Grilles					
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$4,400	
Masonry: Brick	60%			LIFE	* *	5	\$1,400	
		ervation, E : Parapet	Extent : Light, Area Walls	Affected	: 95%			
	Explanat	tion : Interi	ior Covered With M	odified I	Bitumen Roofing			
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Panel	10%			2051	* *	5	\$900	
Roof								
Modified Bitumen	98%			2036	* *	10	\$11,900	
Skylight, Metal/Glass	2%			2051	* *	10	\$800	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13349

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Type								
Interior Floors								
Carpet	20%			2030	\$92,100	3	\$7,200	
Cast in Place Concrete	5%			LIFE	\$92,100 * *	5	\$2,600	
Cast in Flace Concrete  Ceramic Tile	5%			2034	\$73,400	5	\$1,200	
Vinyl Tile	70%			2034	\$75, <del>4</del> 00 **	3	\$6,300	
Interior Walls	7070	)		2030		3	\$0,300	
Ceramic Tile	5%			2034	\$124.400	5	\$2.100	
Concrete Masonry Unit	5%			LIFE	\$124,400 * *	5 5	\$2,100 \$800	
Gypsum Board	15%			LIFE	* *	5	\$3,700	
Masonry: Brick	10%		\$17,200	LIFE	* *	3	\$3,700	
Wasoniy. Brick			od, Extent : Severe,		Factad · 20%			
		n : Basemen		, Агеи Ај	Jecieu . 2070			
			u xtent : Severe, Area	Affactac	1 · 100/			
			xiem . severe, Area er Walls, Basement	Ајјестес	1. 1070			
Plaster		Now	\$1,100	LIFE	**	5	\$600	
	_	_	Extent : Severe, An					
			nt Stair, Due To Plui	_				
			xtent : Severe, Area					
	Location	n : Basemer	ıt Stair, Due To Plui	mbing Le	eak			
Plaster	55%	)		LIFE	* *	5	\$6,900	
Wood	5%	)		LIFE	* *	5	\$8,300	
Ceilings								
Exposed Struc: Concrete	5%	)		LIFE	* *	5	\$200	
Glass: Susp Panels	5%	)		LIFE	* *			
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Over Ma	ain Stair On 3rd Flo	or Land	ing			
	Explana	tion : Deco	rative Glass					
Gypsum Board	15%	)		LIFE	* *	5	\$4,500	
Plaster	75%			LIFE	* *	5	\$11,200	
Site Enclosure						· · · · · · · · · · · · · · · · · · ·	. ,	
Fence/Gates								
Chain Link	50%	)		2041	* *			
Iron Picket	50%			2051	* *			
Retaining Walls								
Masonry: Brick	100%	)		2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	)		2036	* *			
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$9,900	2044	* *			
			Extent : Severe, Ai		ted : 60%			
	_	_	l, Edge Of Ramp	33 - 0				
Masanny Priote	20%		,g <i>yp</i>	2041	* *			
Masonry: Brick					* *			
Masonry: Granite	30%	)		LIFE				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13349

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	**	5	\$400	
	Other Observation, Extent		cted : 100%			
	Location: Electrical Roo		D . 1.4.000.4			
0 1 / 0 1 1	Explanation : Main Servi	ce Disconnect Switch	Rated At 800 Amp	eres.		
Switchgear / Switchboard	1000/	2041	* *	-	\$400	
Molded Case Bkrs	100%	2041		5	\$400	
Raceway Conduit	000/	2041	* *	1		
Conduit Conduit	90%	2041	* *	1		
	10%	2051		1		
Panelboards Fused Disc Sw	<b>5</b> 0/	2020	¢1 100	_		
	5% 30%	2030 2047	\$1,100 * *	5 5	\$100	
Molded Case Bkrs	50% 65%	2047	\$14,100	5 5	\$100 \$300	
Molded Case Bkrs	0370	2030	\$14,100		\$300	
Wiring Thermoplastic	70%	2031	\$25,200	1		
Thermoplastic	30%	2051	\$25,300 * *	1 1		
Motor Controllers	3070	2031		1		
Locally Mounted	100%	2029	\$51,900	5	\$100	
Ground	10070	2029	\$31,700		\$100	
Grounding Devices						
Generic General Genera	100%	LIFE	* *	5	\$200	
Lighting	10070	EH E			Ψ200	
Interior Lighting						
Fluorescent	65%	2031	\$126,300	10	\$9,600	
	T-12 Lamps And Fixtures, I	Extent : Light, Area Aj			4.,	
	Location : Throughout Th		,			
Fluorescent	35%	2031	\$68,000	10	\$5,100	
Tuorescent	Compact Fluorescent Light		. ,		\$5,100	
	Location : Reading Areas			, •		
Egress Lighting		33				
Emergency, Battery	50%	2031	\$14,600	10	\$1,900	
Exit, LED	10%	2066	**	1	Ψ1,200	
Exit, Service	40%	2031	\$2,400	1		
Exterior Lighting		2001	<i>\$</i> =,100	-		
HID	20%	2031	\$16,200	10		
No Component	80%	2001	\$10, <b>2</b> 00			
Alarm	~ * · -					

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 MOTT HAVEN BRANCH LIBRARY

Asset #: 13349

Electrical	Current Repair	Future Rep	olacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Security System							
No Component	70%						
Generic	20%	2036	* *	1	\$1,200		
	Other Observation, Extent:	Light, Area Affected: 100	%				
	Location : Reading Areas	And Outside					
	Explanation: CCTV Surve	eillance Camera System					
Generic	10%	2026	\$3,300	1	\$600		
	Other Observation, Extent :	Light, Area Affected: 100	%				
	Location : Reading Area A	nd Basement					
	Explanation : Intrusion Al	arm And Motion Sensor					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2036	* *	1-3	\$3,000		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout The	e Building					
	Explanation : Smoke Detection   Lights	ctors, Alarm Bells, Manual	l Pull Station	s, Horns	And Strobe		

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Interruptible Gas/Dual	100%		2041	* *	1		
Fuel							
	Other Observation, Exter	-	Affected	: 100%			
	Location : Boiler Room	!					
	Explanation: The Oil T	Tank Appears T	o Be Abo	ndoned In Place.			
Conversion Equipment							
Hot Water Boiler	100% Now	\$18,500	2044	* *	1	\$7,100	1
	Malfunctioning, Extent :	Severe, Area Ą	ffected : .	100%			
	Location: Boiler Room	, Malfunctionii	ng Boiler.	Temporary Boile	r In Use T	Throughout	
	Building	G 4	100 1	1000/			
	Unit Inoperable, Extent:			100%			
	Location: Basement, B		-	1000/			
	Other Observation, Exter	ıt : Lıght, Area	Affected	: 100%			
	Location: Basement						
	Explanation : 1 Natura	l Gas Fired Ho	t Water E	soiler.			
Distribution (P)	1000/		20.47	* *	4	ф1 <b>2</b> 00	
Hot Wtr Piping/Pump	100%		2047	* *	4	\$1,200	
Terminal Devices	<b>-</b> 00/		• • • •	de de		<b>**</b>	
Convector/Radiator	50%		2036	* *	1	\$2,600	
No Component	50%						
	Other Observation, Exter	-					
	Location : Third Floor						
	Explanation : Air Hand	lling Equipmen	t Is Used	For Heating Coo	ling And	Ventilation	

#### Air Conditioning

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13349

Energy Source	echanical		Current	Repair	Futur	e Replacement	M	laintenance	
Under Construction	Component			<b>Estimated Cost</b>		<b>Estimated Cost</b>		Estimated Cost	Priority
Under Construction	Conditioning								
Conversion Equipment   Int Pkg Unit -   50%   2029   \$141,700   2   \$55									
Int Pkg Unit -   50%   2029   \$141,700   2   \$58     Heating/Cooling   Under Construction   50%     Distribution   Under Construction   100%     Terminal Devices   Air Handler/Dir   Expansion   50%   0-2   \$100,100   2041   ** 1		100%							
Heating/Cooling									
Under Construction		50%			2029	\$141,700	2	\$500	
Distribution		500/							
Under Construction		50%							
Terminal Devices		1000/							
Air Handler/Dir   Expansion		100%							
Other Observation, Extent : Moderate, Area Affected : 100% Location : Third Floor Mechanical Equipment Room Explanation : Defective Temperature Control System  Under Construction  Dehumidifier Under Construction  Under Construction  Distribution Under Construction  Under Construction  Distribution Under Construction  Under Construction  I 100%  Exhaust Fans  Roof  Roof  10%  2031  33,400  \$3,400  \$10%  Cother Observation, Extent : Light, Area Affected : 100% Location : Roof Near Boiler Chimney Stack Explanation : Equipment Serves Toilet Rooms  90% Other Observation, Extent : Light, Area Affected : 0% Location : Third Floor Mechanical Equipment Room Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing  H/C Water Piping Brass/Copper  100% 2041  **  1 Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE **  1 Storm Drain Piping	Air Handler/Dir	50%	0-2	\$100,100	2041	* *	1		
Under Construction	zp.w	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	cted : 100%			
Under Construction									
Heat Rejection		Explanat	tion : Defe	ctive Temperature (	Control S	'ystem			
Under Construction 100%  Dehumidifier Under Construction 100%  Ventilation  Distribution  Under Construction 100%  Exhaust Fans  Roof 10% 2031 \$3,400 2 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10	Under Construction	50%							
Under Construction 100%  Dehumidifier Under Construction 100%  Ventilation  Distribution  Under Construction 100%  Exhaust Fans  Roof 10% 2031 \$3,400 2 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10	Heat Rejection								
Under Construction   100%		100%							
Ventilation  Distribution Under Construction  Exhaust Fans Roof  10% 2031 \$3,400 2 \$1  Other Observation, Extent: Light, Area Affected: 100% Location: Roof Near Boiler Chimney Stack Explanation: Equipment Serves Toilet Rooms  No Component  90% Other Observation, Extent: Light, Area Affected: 0% Location: Third Floor Mechanical Equipment Room Explanation: The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing H/C Water Piping Brass/Copper 100% 2041 ** 1  Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1	Dehumidifier								
Distribution		100%							
Under Construction 100%  Exhaust Fans Roof 10% 2031 \$3,400 2 \$10   Other Observation, Extent : Light, Area Affected : 100% Location : Roof Near Boiler Chimney Stack Explanation : Equipment Serves Toilet Rooms  No Component 90% Other Observation, Extent : Light, Area Affected : 0% Location : Third Floor Mechanical Equipment Room Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing H/C Water Piping Brass/Copper 100% 2041 ** 1  Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping									
Exhaust Fans Roof 10% 2031 \$3,400 2 \$10   Other Observation, Extent : Light, Area Affected : 100% Location : Roof Near Boiler Chimney Stack Explanation : Equipment Serves Toilet Rooms  90% Other Observation, Extent : Light, Area Affected : 0% Location : Third Floor Mechanical Equipment Room Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing H/C Water Piping Brass/Copper 100% 2041 ** 1  Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping		4000/							
Roof 10% 2031 \$3,400 2 \$10   Other Observation, Extent : Light, Area Affected : 100%		100%							
Other Observation, Extent: Light, Area Affected: 100% Location: Roof Near Boiler Chimney Stack Explanation: Equipment Serves Toilet Rooms  No Component  Plumbing H/C Water Piping Brass/Copper Brass/Copper Brass/Copper 100% 2041  Water Heater With Tanks Gas Fired 100% Storm Drain Piping  Cast Iron 100% Location: Equipment Serves Toilet Rooms  Location : Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing Location: The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing Life  ** 1  Storm Drain Piping		100/			2021	Ф2 400	2	<b>#100</b>	
No Component  No Component  No Component  No Component  No Component  Plumbing  H/C Water Piping  Brass/Copper  Water Heater With Tanks  Gas Fired  Cast Iron  Cast Iron  Storm Drain Piping  Location : Roof Near Boiler Chimney Stack  Explanation : Equipment Serves Toilet Rooms  Location : The Air Handling Equipment Room  Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing  H/C Water Piping  Brass/Copper  100%  2041  **  1  LIFE  **  1  Storm Drain Piping	Roof			7			2	\$100	
No Component    Solution   Explanation   Equipment Serves Toilet Rooms						. 100%			
No Component  90%  Other Observation, Extent: Light, Area Affected: 0%  Location: Third Floor Mechanical Equipment Room  Explanation: The Air Handling Equipment Serves The Library For Its Heating Cooling A Ventilation Needs  Plumbing  H/C Water Piping  Brass/Copper 100% 2041 ** 1  Water Heater With Tanks  Gas Fired 100% 2029 \$18,600 2  Sanitary Piping  Cast Iron 100% LIFE ** 1  Storm Drain Piping			-	-					
Other Observation, Extent: Light, Area Affected: 0% Location: Third Floor Mechanical Equipment Room Explanation: The Air Handling Equipment Serves The Library For Its Heating Cooling Aventilation Needs  Plumbing H/C Water Piping Brass/Copper 100% 2041 ** 1 Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping	No Component		non . Equi	pineni serves Tollei	Rooms				
Location: Third Floor Mechanical Equipment Room Explanation: The Air Handling Equipment Serves The Library For Its Heating Cooling A Ventilation Needs  Plumbing H/C Water Piping Brass/Copper 100% 2041 ** 1 Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping	No Component		arvation I	Extent : Light Area	Affected	. 0%			
Explanation: The Air Handling Equipment Serves The Library For Its Heating Cooling A Ventilation Needs  Plumbing H/C Water Piping Brass/Copper 100% 2041 ** 1  Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping				-					
H/C Water Piping       2041       ** 1         Brass/Copper       100%       2041       ** 1         Water Heater With Tanks       2029       \$18,600       2         Sanitary Piping       Cast Iron       100%       LIFE       ** 1         Storm Drain Piping       Storm Drain Piping       ** 1       ** 1		Explana	tion : The A				or Its He	ating Cooling And	
Brass/Copper         100%         2041         * * 1           Water Heater With Tanks         Gas Fired         100%         2029         \$18,600         2           Sanitary Piping         Cast Iron         100%         LIFE         * * 1           Storm Drain Piping         Total Piping         Total Piping         Total Piping         Total Piping	mbing								
Water Heater With Tanks Gas Fired 100% 2029 \$18,600 2  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping									
Gas Fired         100%         2029         \$18,600         2           Sanitary Piping         Cast Iron         100%         LIFE         * * 1           Storm Drain Piping		100%			2041	* *	1		
Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping									
Cast Iron 100% LIFE ** 1 Storm Drain Piping		100%			2029	\$18,600	2		
Storm Drain Piping						-			
		100%			LIFE	* *	1		
Cast Iron 100% LIFE ** 1		1000				ياف براي	_		
	Cast Iron	100%			LIFE	**	1		
Fixtures		1000/							
Generic 100% Vertical Transport		100%							

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 MOTT HAVEN BRANCH LIBRARY

Asset #: 13349

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE \*\*

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

Location: Basement To 3rd Floor

Explanation: 1 Unit

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : MUHLENBERG BRANCH LIBRARY
Address : 209 WEST 23RD ST. @SEVENTH AVE.

Borough : MANHATTAN Agency's Number : M05

Area Sq Ft : 13,729 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 23-Nov-2020 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Floors 1,2

Block : 773 Lot : 38 BIN : 1014150

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$195,900
Interior Architecture	\$62,900	\$327,900
Electrical		\$149,800
Mechanical	\$223,400	\$271,300
Total	\$286,300	\$944,900
Importance Code A		\$195,900
Importance Code B	\$286,300	\$749,000
Total	\$286,300	\$944,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$99,600	\$2,700	\$300	
Interior Architecture	\$279,000			\$5,400
Electrical	\$1,100	\$2,200	\$900	\$1,100
Mechanical	\$2,200	\$34,500	\$3,600	\$1,500
Site Pavements	\$10,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$399,500	\$46,600	\$11,900	\$15,200
Importance Code A	\$100,300	\$3,400	\$1,000	\$700
Importance Code B	\$274,400	\$43,200	\$11,000	\$14,500
Importance Code C	\$24,900			
Total	\$399,500	\$46,600	\$11,900	\$15,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13350

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$12,200	LIFE	* *	5	\$6,800	
		_	ht, Area Affected :		_ ,			
		: Various	Locations. East And					
Masonry: Granite	5%			LIFE	* *	5	\$400	
Masonry: Limestone	25%	4+	\$33,700	LIFE	* *	5	\$2,000	
			Extent : Moderate	, Area A <u>j</u>	fected : 30%			
	Location	: Street Fo	acade					
Metal Panel	5%			2052	* *	5-10	\$3,600	
Windows								
Aluminum	15%			2048	* *	5	\$600	
Steel	60%			2031	\$195,900	5	\$30,000	
Wood	25%			2040	* *	5	\$10,000	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$400	
Masonry: Limestone	30%	4+	\$2,600	LIFE	* *	5	\$200	
	_	_	Extent : Moderate		*			
	Location	: Decorat	ive Cornice Street S	South Fac	cade			
Metal: Cage/Fence	5%			2037	* *	5-10	\$300	
Slate	5%			LIFE	* *	5		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%						
			Stones. North Faca					
			od, Extent : Moder		Affected : 20%			
	Location	: Coping L	Stones. North Faca	de				
Roof								
Metal Panel	10%			2037	* *	10	\$1,500	
Modified Bitumen	90%	0-2	\$36,000	2037	* *			
	Debris Present, Extent : Moderate, Area Affected : 20%  Location : Upper Rooftop Apartment							
		d/Misposn : Main Ro	, Extent : Moderate of	e, Area Ą	ffected : 25%			
	Ponding, E		derate, Area Affect	ed : 20%	ó			
terior								

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13350

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior						
Floors Carpet	50% Now S Worn/Eroded, Extent : Mode Location : 1st And 2nd Flo		\$197,400 0%	3	\$15,400	
Cast in Place Concrete Ceramic Tile	5% 5% 2-4 Cracking/Crumbling, Extent Location: Vacant Apartme		* * \$62,900 : 10%	5 5	\$2,200 \$500	
Marble Panels	10% 2-4 Cracking/Crumbling, Extend Location: First Floor	\$9,800 LIFE	**	5	\$1,500	
Vinyl Tile	10% 2-4 Cracking/Crumbling, Extend Location: Vacant Apartme		\$61,700 : 20%	3	\$800	
Wood	20%  Deteriorated Finish, Extent  Location: Basement And 3			5	\$7,700	
Interior Walls						
Glass: Single Pane Gypsum Board	5% 15% 2-4 Cracking/Crumbling, Extent Location: Basement	LIFE \$1,600 LIFE t: Light, Area Affected	* * * *	5 5	\$1,300 \$3,200	
Plaster Plaster	50% 25% Now Cracking/Crumbling, Extent Location: Basement, Vaca Paint Peeling, Extent: Mode Location: Basement, Vaca	int Apartment erate, Area Affected : 2	25%	5 5	\$5,300 \$2,600	
Wood	5%	LIFE	* *	5	\$7,000	
Ceilings AcousTileSusp.Lay-In Masonry: Vault Struct	15% 8% Now Water Penetration, Extent : Location : Sidewalk Vault	2045 \$37,700 LIFE Severe, Area Affected :		5 al Mains	\$3,100	
Plaster Plaster Plaster	10% 57% 10% Now Cracking/Crumbling, Extent Location: Vacant Custodic Paint Peeling, Extent: Seve. Location: Vacant Custodic	LIFE LIFE \$6,800 LIFE t: Moderate, Area Affe ans Apartment re, Area Affected: 50%	* * * * * *	5 5 5	\$1,300 \$7,300 \$1,300	
te Pavements Public Sidewalk Cast in Place Concrete	100% Now Cracking/Crumbling, Extent Location : Sidewalk At We					

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13350

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

Site Pavements
Activity Yard

Not Accessible 100%

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2042	**	5	\$100			
	Other Observation, Extent: N/A, Area	Affected :	100%					
	Location : Electrical Room	. 6 . 1	D . 1.4.000.4					
	Explanation: Main Service Disconne	ct Switch	Rated At 800 Amp	eres.				
Switchgear / Switchboard	1000/	2042	* *	-	\$100			
Fused Disc Sw	100%	2042		5	\$100			
	Other Observation, Extent: N/A, Area L Location: Electrical Room	престеа :	100%					
	Explanation: 1 Vertical Section							
Raceway	Explanation . 1 vertical Section							
Conduit	100%	2042	* *	1				
Panelboards	10070	2042		1				
Fused Disc Sw	5%	2040	* *	5				
Molded Case Bkrs	95%	2040	* *	5	\$300			
Wiring	7370	2040			Ψ300			
Thermoplastic	100%	2042	* *	1				
Motor Controllers	10070	20.2						
Locally Mounted	100%	2037	* *	5	\$100			
round								
Grounding Devices								
Not Accessible	100%							
	Other Observation, Extent : Light, Area	Affected	: 0%					
	Location: Basement							
	Explanation: Located In The Crawlsp	pace						
ghting								
Interior Lighting								
Fluorescent	90%	2032	\$149,800	10	\$11,300			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	5%	2037	* *	10	\$600			
	Other Observation, Extent : N/A, Area	Affected :	100%					
	Location : Hallways							
	Explanation: Compact Fluorescent L	•						
Fluorescent	5%	2037	* *	10	\$600			
	Other Observation, Extent : N/A, Area	Affected :	100%					
	Location : Offices							
	Explanation: T-5 Lamps							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13350

Electrical	Current R	lepair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%	2	.032	\$12,500	10	\$1,700	
Exit, LED	50%	2	047	* *	1		
Exterior Lighting							
HID	10%	2	.032	\$7,000	10		
No Component	90%						
Alarm							
Security System							
No Component	80%						
Generic	20%	2	.032	\$5,600	1	\$1,000	
	Other Observation, E.	Other Observation, Extent : N/A, Area Affected : 100%					
	Location: Hallways	•					
	Explanation : Intrus	ion Alarm Only. Moti	on Ser	isors			
Fire/Smoke Detection							
Generic, Digital	100%	2	.032	\$38,500	1-3	\$8,700	
-	Other Observation, E.	xtent : N/A, Area Affe	cted :	100%			
	Location: Througho	out The Building					
	Explanation: Strobe	E Lights, Manual Pull	Statio	ns, Alarm Bells Ar	ıd Horns		

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$6,800	
	Other Observation, Extent: Ligh	t, Area Affected	: 100%			
	Location: Basement Boiler Ro	om				
	Explanation: One Gas Fired S	ectional Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$700	
Terminal Devices						
Air Handler	60%	2032	\$168,400	1	\$5,100	
Convector/Radiator	40%	2030	\$48,800	1	\$1,800	
	On Extended Life, Extent : Light,	Area Affected :	100%			
	Location : Throughout, The Ra	diators Are Beyo	ond Their Useful L	ife Cycle	Rating	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13350

Mechanical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment Exterior Pkg Unit - Cooling	50%	2027	\$81,800	2	\$400	
-	R-22 Refrigerant, Extent : Location : 1 Unit, Roof	Light, Area Affected : 50	9%			
Split Unit	40% R-22 Refrigerant, Extent : Location : 2 Units, Roof	2027 Light, Area Affected : 40	\$141,600			
No Component	10%					
Terminal Devices Air Handler/Dir Expansion	40%	2032	\$102,900	1		
No Component	60%					
Heat Rejection Air Cooled Condenser Unit	40%	2032	\$15,500	2	\$3,800	
No Component	60%					
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,700	
Exhaust Fans	10070	LIFE		2-3	\$7,700	
Interior	50%	2032	\$33,100	2	\$200	
Roof	50%	2027	\$14,500	2	\$200	
	Other Observation, Extent Location: Roof				7-11	
	Explanation: Return Fan	Observed				
Plumbing						
H/C Water Piping	1000/	2042	* *	1		
Brass/Copper Water Heater With Tanks	100%	2042		1		
Gas Fired	100%	2027	\$18,600	2		
Sanitary Piping	10070	2021	\$10,000			
Cast Iron	100%	LIFE	* *	1		
Cust non	On Extended Life, Extent:		00%	•		
	Location : Throughout, T			eful Life	Cycle Rating	
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Location : Throughout, S			e Cvcle i	Rating	
Fixtures		7.18	<u>.</u>		8	
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100% Other Observation, Extent Location : Basement To 3	_	* * 100%			
	Explanation: One Unit					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 MUHLENBERG BRANCH LIBRARY

Asset #: 13350

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : NEW DORP BRANCH LIBRARY

Address : 309 NEW DORP LANE @ CLAWSON ST.

Borough : STATEN ISLAND Agency's Number : N01

Area Sq Ft : 12,000 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 27-Dec-2023 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3643 Lot : 5 BIN : 5052750

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$199,800
Total		\$199,800
Importance Code B		\$199,800
Total		\$199,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,600			
Interior Architecture	\$15,800		\$19,000	\$900
Electrical	\$1,500	\$1,100	\$1,300	\$1,100
Mechanical	\$4,100	\$100	\$1,200	\$100
Total	\$41,000	\$1,200	\$21,500	\$2,100
Importance Code A	\$19,600	\$100		\$100
Importance Code B	\$16,000	\$1,100	\$21,500	\$2,000
Importance Code C	\$5,500			
Total	\$41,000	\$1,200	\$21,500	\$2,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior				•				•
Exterior Walls								
Masonry: Brick Cavity	45%			LIFE	* *	5	\$14,500	
Metal/Glass Curt Wall	20%			LIFE	* *	5	\$12,100	
Metal Panel	15%			2055	* *	5-10	\$16,600	
Slate Panels	15%			LIFE	* *	5	\$3,600	
Window Wall	5%			2055	* *	5	\$3,000	
Windows								
Aluminum	100%			2051	* *	5	\$1,100	
			Extent : Light, Area	Affected	: 100%			
		ı : Skylights	-					
	Explana	tion : These	e Are Clerestory Wi	indows				
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	\$4,600	
Metal Panel	15%			2055	* *	5	\$1,100	
No Component	50%							
Roof							*** -**	
Modified Bitumen	100%			2040	* *	10	\$33,700	
Soffits	4000/							
Gypsum Board: Exterior	100%			LIFE	* *			
Grade								
Interior								
Floors  Cast in Place Concrete	10%			LIFE	* *	5	\$7,700	
			t : Light, Area Affec			5	\$7,700	
		-	out Mechanical Ro		0			
C ' T'1			oui Mechanicai Ro		* *		<b>#1.000</b>	
Ceramic Tile	10%			2044	* *	5	\$1,800	
Slate	10%			LIFE	* *	5	\$3,700	
Wood	70%			2063	* *	5	\$23,100	
Interior Walls	600/			LIEE	* *	5	¢5,000	
Concrete Masonry Unit	60%			LIFE	* *	5	\$5,000	
Glass Block	10% 15%			LIFE LIFE	* *	10 5-10	\$400 \$2,600	
Gypsum Board Plaster	15%			LIFE	* *	5-10 5-10	\$2,000	
	1370			LIFE		3-10	\$1,300	
Ceilings AcousTileSusp.Lay-In	85%			2048	* *	5	\$14,900	
Exposed Struc: Steel	5% 5%				* *	10	·	
Gypsum Board	5% 5%			LIFE LIFE	* *	5-10	\$1,800 \$3,000	
Plaster	5% 5%			LIFE	**	5-10 5-10	\$3,000 \$1,500	
	370			LIITE		3-10	\$1,500	
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Cast III I face Colletete	100/0			2070				

Electrical	C	Current R	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment					_	***	
Fused Disc Sw	100%		2055	**	5	\$100	
	Other Observation,	-	Affected :	100%			
	Location : Electric		D:	. 6 1			
	Explanation: One	1,200 Ampere Mair	i Disconn	ect Switch			
Switchgear / Switchboard Fused Disc Sw	100%		2055	* *	5	\$100	
	100%		2055		3	\$100	
Raceway Conduit	100%		2055	* *	1		
Panelboards	10070		2033		1		
Molded Case Bkrs	100%		2051	* *	5	\$300	
Wiring	10070		2031			\$300	
Thermoplastic	100%		2055	* *	1		
Motor Controllers	10070		2033		1		
Locally Mounted	100%		2040	* *	5	\$100	
Ground	10070		2040			\$100	
Grounding Devices							
Generic General Genera	100%		LIFE	* *	5	\$400	
Generie	Other Observation,	Extent : Moderate. 2		ted : 100%	J	Ψ.00	
		nity Room At Utility					
		nected To The Water					
Lighting	1						
Interior Lighting							
LED	100%		2043	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$1,400	
Exit, Battery	50%		2040	* *	10	\$400	
Exterior Lighting							
LED	20%		2043	* *			
No Component	80%						
Alarm							·
Security System							
Generic	50%		2040	* *	1	\$2,200	
	Other Observation, Extent: Light, Area Affected: 100%						
		g Perimeter And Int					
		TV Surveillance Syst					
Generic	50%		2040	* *	1	\$2,200	
	Other Observation,		Iffected : .	100%			
	Location : Throug						
	Explanation : Intr	usion Alarm System					
Fire/Smoke Detection							
Generic, Digital	100%		2043	* *	1-3	\$7,400	

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

Mechanical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Energy Source								
Electricity	5%	2055	* *	1				
Natural Gas	95%	2055	* *	1				
Conversion Equipment	-0.4	• • • •	04.7.700		44.00			
Radiant Heater	5%	2035	\$15,500	2	\$300			
No Component	95%							
	Other Observation, Extent: Light, Area	а Ајјестеа	: 0%					
	Location:							
Tamainal Davis	Explanation : See Air Conditioning S	ection						
Terminal Devices Convector/Radiator	5%	2040	* *	1	\$200			
No Component	95%	2040		1	\$200			
Air Conditioning	9370							
Energy Source								
Electricity	100%	2051	* *	1				
Conversion Equipment	10070	2031						
Ext Pkg Unit -	100%	2030	\$199,800	2	\$700			
Heating/Cooling	10070	_000	<b>\$133,000</b>	_	Ψ, σσ			
5 5	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location: Roof							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Roof							
	Explanation: 4 Rooftop Units Each V	With Direc	t Expansion Coils .	And A G	asoline Fired			
	Furnace							
Ventilation								
Distribution	1000/		de de		<b>#10.600</b>			
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,600			
Exhaust Fans	1000/	• • • •	* *					
Roof	100%	2040	* *	2	\$400			
lumbing								
H/C Water Piping	1000/	2055	* *	1				
Brass/Copper	100%	2055	· · · · · · · · · · · · · · · · · · ·	1				
Water Heater With Tanks	1000/	2022	¢17,000	2				
Gas Fired	100% Other Observation, Extent: Light, Area	2033	\$16,900	2				
	Location : First Floor	и Ајјестеи	. 100/0					
	Explanation: 40 Gallons							
Sanitary Piping	Explanation . 40 Gattons							
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	10070	LILL		1				
Cast Iron	100%	LIFE	* *	1				
Fixtures	10070	LILL		1				
Generic	100%							
Generic	100/0							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE

Borough : QUEENS Agency's Number : LEASE 2038
Program / Asset # : NPL0S08.000 / 14502 Yr Built/Renovated : 1970 / 2010

Area Sq Ft : 148,207 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 04-Sep-2020 Landmark Status : NONE

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

Block : 275 Lot : 7501 BIN : 4003522

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$472,800	\$60,000
Interior Architecture	\$415,300	\$309,600
Electrical	\$135,900	
Mechanical		\$1,880,800
Total	\$1,024,100	\$2,250,400
Importance Code A	\$472,800	\$60,000
Importance Code B	\$449,700	\$2,140,000
Importance Code C	\$101,500	\$50,300
Total	\$1,024,100	\$2,250,400

Total	\$96,400	\$96,600	\$117,700	\$74,100
Importance Code C	\$27,400			
Importance Code B	\$60,700	\$81,100	\$89,000	\$66,800
Importance Code A	\$8,300	\$15,500	\$28,700	\$7,300
Total	\$96,400	\$96,600	\$117,700	\$74,100
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Site Pavements	\$2,200			
Site Enclosure	\$3,000			
Mechanical	\$24,800	\$51,700	\$31,700	\$37,800
Electrical	\$27,100	\$22,600	\$26,600	\$21,900
Interior Architecture	\$24,000		\$23,600	
Exterior Architecture	\$1,000	\$7,900	\$21,400	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 NYPL SERVICES CENTER

Asset #: 14502

rchitecture	Current Repair			Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls	100/					_	<b>4.7.</b> 000	
Cast in Place Concrete	12%		<b>#250 100</b>	LIFE	* *	5	\$45,000	
Masonry: Brick Cavity	80%		\$259,100	LIFE	* *	5	\$60,000	
	Efflorescence, Extent: Light, Area Affected: 5% Location: Mechanical Penthouse							
36 36 11			cai reninouse				<b></b>	
Masonry: Marble	1%			LIFE	* *	5	\$600	
Metal Sect. OHD	5%			2045	* *	5	\$11,700	
Pre-Cast Concrete	2%			LIFE	* *	5	\$4,900	
Windows	1000/			2040	* *	_	<b>#</b> 4 400	
Aluminum	100%	1		2048	* *	5	\$4,400	
Parapets	50/			LIEE	* *	-	<b>#4.100</b>	
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$500	
Masonry: Brick Cavity	73%			LIFE	* *	5	\$5,900	
Metal Panel	5%			2052	* *	5	\$1,600	
Metal Rail	2%			2037	* *	5-10	\$2,900	
Pre-Cast Concrete Roof	10%			LIFE		5	\$5,100	
Cast in Place Concrete  Roll Roofing	Cracking/ Location Ponding, Location Caulking Location Water Per Location Other Obst Location Explana 3% Drains In Location	n: Through Extent: Mo n: Through Deteriorate n: Through netration, E. n: At South servation, E tion: Expo 0-2 ad/Misposn n: Front En	\$213,700 Extent: Light, Are out Roof Parking oderate, Area Affect out Roof Parking od, Extent: Modera out Roof Parking extent: Severe, Area west Corner Of Roof Extent: Severe, Area coof Parking sed Reinforcement \$1,000  The Extent: Moderate of the Roof Parking sed Reinforcement \$1,000  The Extent: Moderate of Roof Parking sed Reinforcement \$1,000  The Extent: Moderate of Roof Parking Sed Reinforcement \$1,000	ed : 5%  te, Area a  Affected  Parkin  Affected  2028  Area A	Affected: 15%  1:5% g 1:5% 1:5% 1:5%	5	\$2,500	
Soffits			derate, Area Affect atry Canopy	си . 5/0				
Cement - Fiber Panel	100%			2037	* *	10	\$5,300	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14502

Architecture		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors	200/			2021	Ф <b>777</b> 500	2	0.00		
Carpet	20%			2031	\$777,500 * *	3	\$66,500		
Cast in Place Concrete	22%	omistics I	Sutant Light Anga	LIFE		5	\$106,800		
		ervation, E : Through	Extent : Light, Area	Ајјестеа	. 100%				
		tion : Epox							
Mosaic Tile	2%	<u></u>	, commg	2045	* *	5	\$11,100		
Quarry Tile	1%			2045	* *	5	\$3,300		
Sheet Vinyl/Rubber	50%			2037	* *	5	\$166,400		
Vinyl Tile	5%			2037	* *	3	\$4,200		
Interior Walls							ψ.,200		
Ceramic Tile	1%			2041	* *	5	\$1,400		
Concrete Masonry Unit	39%	4+	\$101,500	LIFE	* *	5	\$21,800		
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affeci	ted : 5%		, ,		
	Location	: Basemer	nt Electrical Room						
Gypsum Board	60%	4+	\$23,300	LIFE	* *	5	\$50,300		
			Extent : Light, Are		ed : 1%	-	4-0,-0		
	_	_	d Wall Penetration						
Ceilings									
AcousTileSusp.Lay-In	40%			2045	* *	5	\$88,700		
Exposed Struc: Concrete	35%	Now	\$230,600	LIFE	* *	5	\$12,100		
			xtent : Moderate, A		cted : 5%				
	Location	: At Trenc	h Drain From Ram	p Above					
Gypsum Board	25%			LIFE	* *	5	\$69,300		
Site Enclosure									
Fence/Gates									
Iron Picket	100%	4+	\$1,200	2067	* *				
			xtent : Light, Area	Affected	: 5%				
		: Bicycle I			1000/				
			Extent : N/A, Area A	ffected :	100%				
		: Bicycle I		D -4 i i	- WII				
Dataining Wells	Ехріапаї	uon : Fenc	e On Top Of Brick	reiaining	g maii				
Retaining Walls Masonry: Brick	100%	0-2	\$1,700	2042	* *				
			Extent : Light, Are		ed · 5%				
			Parking By Front E		ca . 570				
Site Pavements		,	3 72						
Public Sidewalk									
Cast in Place Concrete	100%			2045	* *				
On-Site Walkways									
Cast in Place Concrete		2 4	4	2025	* *				
	100%	2-4	\$2,200	2037	* *				
			\$2,200 Extent : Light, Are						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14502

Electrical	Current Repair		Futur	e Replacement	М				
System Component Type		l Date 'ears)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2052	* *	5	\$600		
			xtent : N/A, Area A	ffected :	100%				
	Location : E								
<del></del>	Explanation	: Main	Service Disconnec	t Switch	Rated At 4000 Am	peres.			
Switchgear / Switchboard	1000/			20.52		_	<b># COO</b>		
Fused Disc Sw	100%		37/4	2052	**	5	\$600		
			xtent : N/A, Area A	ffected :	100%				
	Location : E								
D.	Explanation	: Six Ve	ertical Sections						
Raceway Conduit	100%			2052	* *	1			
	100%			2052		1			
Panelboards Fused Disc Sw	10%			2048	* *	_	\$300		
Molded Case Bkrs	90%			2048	* *	5 5	\$3,500		
	90%			2048		3	\$3,300		
Wiring Thermoplastic	100%			2052	* *	1			
Motor Controllers	10070			2032		1			
Locally Mounted	5%			2045	* *	5	\$100		
Variable Frequency	95%			2045	* *	3	\$100		
Drive	9370			2043					
Ground									
Grounding Devices									
Generic General Genera	100%			LIFE	* *	5	\$2,200		
Stand-by Power	10070						<i>\$2,200</i>		
Transfer Switches									
Automatic	100%			2045	* *	1	\$45,600		
Generators									
Diesel	100%			2041	* *	1	\$57,400		
	Other Observ	ition, E	xtent : N/A, Area A	ffected :	100%				
	Location: Roof								
	Explanation	: Emerg	gency Generator R	ated At 3	300 Kilowatts				
Batteries									
Lead/Acid	100%			2026	\$2,400	5	\$5,500		
Fuel Storage									
Day Tank	10%			2048	* *	5			
			xtent : N/A, Area A	ffected :	100%				
	Location : R	-							
	Explanation	: 150 C	Gallons Rated Capa	acity					
Main Tank	90%			2060	* *	5			
	Other Observ	ition, E	xtent : N/A, Area A	ffected :	100%				
	Location : B	asemen	t						
	Explanation	: 1250	Gallons Rated Cap	pacity					

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14502

Electrical	Current Repair		re Replacement	M							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority					
Lighting											
Interior Lighting	000/	2025	* *	10	<b>0100 500</b>						
Fluorescent	80%	2037		10	\$108,700						
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location: Throughout The Building										
	Explanation: T-5 Lamps										
Fluorescent	20%	2037	* *	10	\$27,200						
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location: Hallways, Offices										
	Explanation: Compact Fluorescent Li	ghts									
Egress Lighting											
Emergency, Service	50%	2037	* *	1							
Exit, LED	50%	2060	* *	1							
Exterior Lighting											
HID	10%	2037	* *	10							
LED	10%	2037	* *								
No Component	80%										
Alarm											
Security System											
No Component	40%										
Generic	60%	2037	* *	1	\$33,200						
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location : Hallways, Storage Areas										
	Explanation: CCTV Surveillance Can	ieras									
Fire/Smoke Detection											
Generic, Analog	100%	2037	* *	1-3	\$91,300						
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location: Throughout The Building										
	Explanation: Strobe Lights, Manual F	ull Stati	ons, Alarm Bells, S	moke De	tectors, Horns						

<b>lechanical</b>	Current Repair	Future	Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
eating										
Energy Source										
Natural Gas	100%	2052	* *	1						
Conversion Equipment										
Furnace	50%	2037	* *	1	\$36,600					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : Roof									
	Explanation: 2 Rooftop Package	Units								
Hot Water Boiler	50%	2045	* *	1	\$36,600					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : 3rd Floor Mechanical	Location: 3rd Floor Mechanical Room								
	Explanation: 3 Units									

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14502

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Distribution							
Hot Wtr Piping/Pump	50%		2048	* *	4	\$3,700	
No Component	50%						
Terminal Devices	2.50/		• • • •	at. at.		000 100	
Air Handler	35%		2037	* *	1	\$32,100	
Convector/Radiator	10%		2045	* *	1	\$4,800	
Fan Coil Unit/Heat	5% 500/		2037	7 7	1	\$2,400	
No Component	50%						
Air Conditioning Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment	10070		2040		1		
Int Pkg Unit - Heating/Cooling	20%		2033	\$478,600	2	\$1,800	
Treating Cooming	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location: 2nd Flo	or Mechanical Root	ms				
	Explanation: 2 Un	its. R-410a.					
Int Pkg Unit - Heating/Cooling	40%		2030	\$957,100	2	\$3,600	
	R-22 Refrigerant, Ex	tent : Light, Area A	ffected :	100%			
	Location: 8 Units.	1st Floor And Base	ment				
Ext Pkg Unit - Heating/Cooling	40%		2037	* *	2	\$3,600	
5 5	Other Observation, I Location: Roof	Extent : Light, Area	Affected	: 100%			
	Explanation : 2 Pa	ckage Units. R-407	c.				
Heat Rejection		-					
Water Cooling Tower	60%		2033	\$445,100	2	\$89,500	
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location: Roof						
	Explanation: 1 Un	it					
No Component	40%						
Ventilation							
Distribution 1/D:cc	1000/		TIPP	ملد بات	2.5	фо <b>з</b> соо	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$82,600	
Exhaust Fans	500/		2027	* *	2	<b>#2.200</b>	
Interior Roof	50% 50%		2037 2037	* *	2 2	\$2,300 \$2,300	
	3070		203/			\$2,300	
Plumbing H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
Water Heater With Tanks	10070		2002		1		
Gas Fired	100% Now	\$300	2027	\$16,900	2		
Cao I nou	Other Observation, I			·	_		
	Location: 3rd Floo	or Mechanical Roor	n				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14502

Mechanical	Current Repa	air Futur	e Replacement	Ma		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$4,500	4	\$4,700	
Sewage Ejector(s)						
Electric	100%	2037	* *	4	\$5,900	
Backflow Preventer						
Generic	100%	2037	* *	1	\$9,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : 2 Units From 1 Unit From Basement T Explanation : 4 Units		Dock, 1 Unit From	Baseme	nt To 3rd Floor,	
Fire Suppression		_				•
Sprinkler						
Generic	100%	2052	* *	1-2	\$41,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : OTTENDORFER BRANCH LIBRARY

Address : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE

Borough : MANHATTAN Agency's Number : O03
Program / Asset # : NPL0O03.000 / 13355 Yr Built/Renovated : 1884 /

Area Sq Ft : 8,332 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 28-Apr-2021 Landmark Status : INTERIOR & EXTERIOR LANDMARK

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

Block : 464 Lot : 37 BIN : 1079841

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$81,400	\$242,900
Electrical	\$10,100	\$90,900
Mechanical	\$51,400	
Total	\$142,800	\$333,800
Importance Code A	\$81,400	\$242,900
Importance Code B	\$61,500	\$90,900
Total	\$142,800	\$333,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$67,800			
Interior Architecture	\$64,400			\$2,300
Electrical	\$11,000	\$9,400	\$300	\$200
Mechanical	\$41,900	\$15,000	\$1,200	\$1,300
Site Pavements	\$6,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$199,400	\$31,600	\$8,700	\$11,000
Importance Code A	\$68,600	\$800	\$800	\$800
Importance Code B	\$119,000	\$30,800	\$7,900	\$10,200
Importance Code C	\$11,700			
Total	\$199,400	\$31,600	\$8,700	\$11,000



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13355

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$20,700	
Masonry: Brick	40%		\$18,300	LIFE	* *	5	\$7,100	
	Location	: Front Fa			a Affected : 30%			
Masonry: Brick	Location Worn/Erod	Crumbling, 1 : Rear Fa	: Moderate, Area A		•	5	\$7,100	
Masonry: Granite	5%			LIFE	* *	5	\$700	
Windows							*	
Aluminum	35%		\$7,400	2048	* *	5	\$400	
	0	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 20%			
Wood			\$3,600 eents, Extent : Light out	2031 t, Area Ą	\$35,800 ffected : 20%	5	\$4,100	
Wood	Location Dry Rot/D	ted Finish, 1 : Exterior	\$13,400 Extent: Moderate,  at: Moderate, Area	-		5	\$2,600	
Domonata	Locuitor	i . Silis And	Trumes					
Parapets Masonry: Sandstone	Cracking/ Location Other Obs	: Roof Are	Extent : N/A, Area A			5	\$300	
	Explana	tion : Actua	ally Bluestone					
Metal Cornice	30% Broken/M. Location	issing Elem	\$7,600 ents, Extent : Light	2047 t, Area A	* * ffected : 20%			
No Component	60%							
Roof								
Modified Bitumen	Location Water Pen	Extent : Mod n : Upper Ro etration, E	\$13,600 derate, Area Affecte oof xtent : Severe, Area oof At 2nd Floor R	Affected				
Skylight, Metal/Glass	Water Pen	Now etration, E. : Stairwell	\$1,400 xtent : Severe, Area	2032 Affected	\$71,300 l:10%			

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13355

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	2.50/	2.4	ΦO 400	2021	#02. <b>7</b> 00	2	Φ.C. 7.0.0	
Carpet	Location Worn/Erod	: Through led, Extent	\$8,400 amage, Extent : Lig out : Moderate, Area A r Library Area			3	\$6,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$2,700	
Ceramic Tile	5%			2041	* *	5	\$600	
Vinyl Tile	Cracking/0	Now Crumbling, : Through	\$5,600 Extent : Severe, An out	2042 rea Affec	* * ted : 60%	3	\$200	
Wood	Dry Rot/De Location Worn/Erod	: Third Fl led, Extent	\$36,300 nt : Moderate, Area oor And Basement ; : Moderate, Area A r Library Area And	Stairs Iffected :	30%	5	\$5,300	
Interior Walls			·					
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	\$1,000	
Gypsum Board	_	2-4 Crumbling, : Through	\$300 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$600	
Masonry: Brick	_	0-2 Crumbling, : Through	\$4,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			
Plaster	80%			LIFE	* *	5	\$4,600	
Ceilings								
AcousTileSusp.Lay-In		2-4 s Fastener : 1st Floor	\$500 s, Extent : Moderat r	2045 e, Area A	* * Iffected : 5%	5	\$600	
Plaster	Cracking/C Location Loose/Delo	: Third Fl am Surface	\$6,600 Extent : Moderate oor e, Extent : Moderate out Third Floor			5	\$6,200	
Plaster	Water Pend		\$2,100 xtent : Moderate, A por And Second Flo		* * cted : 30%	5	\$800	
Site Enclosure								
Retaining Walls Concrete Masonry Unit	100%			2042	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2037	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13355

Architecture	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

On-Site Walkways

Masonry: Granite 100% 4+ \$6,900 LIFE \*\*

Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10%

Location : Front Steps

Electrical	Current Rep	air F	uture	Replacement	Ma	aintenance			
System Component Type	% of Fail Date Es Total (Years)		ear I Y	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	20	42	* *	5				
	Other Observation, Exten		ed : 10	00%					
	Location : Electrical R	oom Basement							
	Explanation: One 800	Ampere Main Disco	nnect	Switch					
Switchgear / Switchboard									
Fused Disc Sw	100%	20	42	* *	5				
Raceway									
Conduit	100%	20	42	* *	1				
Panelboards									
Fused Disc Sw	5%		40	* *	5				
Molded Case Bkrs	30%	20	-	* *	5	\$100			
Molded Case Bkrs	65%	20	40	* *	5	\$100			
Wiring									
Braided Cloth	30% 2-4	\$10,800 20	57	* *	1				
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Third Floor	And Basement							
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Third Floor								
	Explanation: Third Flo	oor Not Occupied							
Thermoplastic	40%	20	52	* *	1				
Thermoplastic	30%	20	42	* *	1				
Motor Controllers									
Locally Mounted	100%	20	37	* *	5	\$100			
Ground									
Grounding Devices									
Generic	100%	LI	FE	* *	5	\$100			
Lighting									

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13355

Electrical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2032	\$20,200	10	\$1,500	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location: Basement					
TI.	Explanation: Using T-8	2027	Ø10.100	1.0	Ф000	
Fluorescent	10%	2027	\$10,100	10	\$800	
	Compact Fluorescent Ligh Location : Third Floor	t, Extent : Lignt, Area	Ађества : 100%			
Fluorescent	70%	2032	\$70,700	10	\$5,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
	Location : First And Sec					
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$1,000	
Exit, LED	50%	2060	* *	1		
Exterior Lighting	200/	2025	<b>45.2</b> 00	1.0	<b>#200</b>	
Fluorescent	20%	2027	\$7,200	10	\$200	
	Compact Fluorescent Ligh Location : Outside	i, Exieni : Ligni, Area	Ајјества : 100%			
No Component	80%					
Alarm						
Security System						
No Component	80%	2022	Ø1 <b>7</b> 00		<b>#200</b>	
Generic	10%	2032	\$1,700	1	\$300	
		Other Observation, Extent: Light, Area Affected: 100%				
	Location : Hallway And Reading Areas Explanation : Intrusion Alarm And Motion Sensor					
Generic	10%	2037	* *	1	\$300	
Generic	0ther Observation, Extent			1	\$300	
	Location : Inside And Or		. 100/0			
	Explanation: CCTV Surveillance Cameras					
Fire/Smoke Detection	Emplementon: CC17 Still	ventance cameras				
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$1,500	
, ,	Other Observation, Extent Location: Throughout T	: N/A, Area Affected :	100%		, <b>,</b> , , , ,	
	Explanation : Strobe Lig. Panel		Smoke Detector, I	Pull Box	And Fire Alarm	

Mechanical	Current R	Repair I	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Y	Year 1 FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%	2	2052	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13355

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Est Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating  Conversion Equipment  Steam Boiler		Basement Bo	t : Light, Area iler Room	2045 Affected	**	1	\$8,300	
Distribution Central Plant Steam Piping/Pmp	Leak Evident,		\$5,100 oderate, Area A Piping Leakin			4	\$400	
Terminal Devices Convector/Radiator	100% I Leak Evident,	Now	\$3,700 vere, Area Affe	2037	* *	1	\$2,400	
Air Conditioning Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Split Unit	Not in Service Location : R	coof cant, Extent :	\$32,200 evere, Area Aff Light, Area A					
Window/Wall Unit No Component	40% 45%			2027	\$13,700	1		
Terminal Devices Fan Coil - 2 Pipe No Component	15% 85%			2037	* *	1	\$400	
Heat Rejection Dry Cooler No Component	15% 85%			2037	* *	2	\$900	
Ventilation Distribution Ductwork/Diffusers No Component	10% 90%			LIFE	**	2-5	\$500	
Exhaust Fans Roof No Component	10% 90%			2032	\$1,800	2		
Plumbing H/C Water Piping Brass/Copper Water Heater With Tanks	100%			2042	* *	1		
Electric Sanitary Piping	100%			2026	\$51,400	4		
Cast Iron Fixtures	100%			LIFE	**	1		
Generic	100%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## NEW YORK PUBLIC LIBRARY - 035 OTTENDORFER BRANCH LIBRARY

Asset #: 13355

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected : 10	00%			
	Location: Basement To 3rd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2042	* *	1-2	\$100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : PARKCHESTER BRANCH LIBRARY

Address : 1985 WESTCHESTER AVE. @PUGSLEY AVE.

Borough : BRONX Agency's Number : P01

Area Sq Ft : 14,744 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 17-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3930 Lot : 59 BIN : 2028890

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$235,100
Mechanical		\$231,100
Total		\$466,200
Importance Code A		\$235,100
Importance Code B		\$231,100
Total		\$466,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,100	\$1,000		
Interior Architecture	\$1,800	\$1,100		\$5,500
Electrical	\$16,500	\$1,600	\$1,100	\$1,100
Mechanical	\$1,700	\$1,400	\$2,800	\$18,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$55,200	\$12,300	\$11,100	\$32,600
Importance Code A	\$28,800	\$1,800	\$700	\$700
Importance Code B	\$26,400	\$10,500	\$10,400	\$31,400
Importance Code C				\$400
Total	\$55,200	\$12,300	\$11,100	\$32,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13356

System	Architecture	Current Repair		Future Replacement		Maintenance			
Exterior Walls	Component			<b>Estimated Cost</b>		<b>Estimated Cost</b>	-	Estimated Cost	Priority
Concrete Masonry Unit   Masonry: Brick Cavity   60%   LIFE   ** * 5   \$5,800									
Masonry: Brick Cavity   60%									
Windows	•								
Aluminum		60%			LIFE	* *	5	\$6,800	
Metal Louvers   15%   2040   ** 10   \$2,300     Parapets   Concrete Masonry Unit   18%							_		
Parapets									
Concrete Masonry Unit		15%			2040	**	10	\$2,300	
Masonry: Brick Cavity   25%		100/				de de	_	<b>##</b> 00	
Metal Rail	•								
Metal: Cage/Fence   2%   2036   ** * 5-10   \$600     Stucco Cement   5%   2036   ** * 5   \$500     No Component   40%     Roof   Built-Up (BUR)   100%   Now   \$23,500   2031   \$235,100     Ponding, Extent : Moderate, Area Affected : 25%     Location : At Roof Drains     Water Penetration, Extent : Moderate, Area Affected : 10%     Location : At Elevator Bulkhead And Lower Roof, Open Stair     Soffits	•								
Stucco Cement   5%   2036   ** 5   \$500									
No Component   40%   Roof									
Roof   Built-Up (BUR)   100%   Now   \$23,500   2031   \$235,100     Ponding, Extent : Moderate, Area Affected : 25%   Location : At Roof Drains   Water Penetration, Extent : Moderate, Area Affected : 10%   Location : At Elevator Bulkhead And Lower Roof, Open Stair					2036	* *	5	\$500	
Built-Up (BUR)	*	40%							
Soffits   Stucco Cement   100%   2044   **   5		Ponding,	Extent : Mo	oderate, Area Affect					
Stucco Cement   100%   2044   **   5	<u></u>								
Televistre   Tel									
Floors		100%			2044	* *	5		
Cast in Place Concrete									
Ceramic Tile		100/				de de	_	Ф2 200	
Vinyl Tile								·	
Interior Walls									
Ceramic Tile		85%			2036	* *	3	\$3,300	
Concrete Masonry Unit   55%		50/			2024	644.000	_	<b>\$900</b>	
Gypsum Board									
Ceilings	-								
AcousTileSusp.Lay-In		40%			LIFE		3	\$4,000	
Acous Tile Susp. Lay-III 90% Now \$1,800 2044 ** 5 \$500  Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Open Stair To 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 10% Location: Open Stair To 2nd Floor  ite Enclosure Fence/Gates Chain Link 40% 2051 ** Iron Picket 60% 2066 **  Free Standing Walls Masonry: Brick 100% 2061 **  ite Pavements	•	000/			2044	* *	5	¢0.900	
Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Open Stair To 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 10% Location: Open Stair To 2nd Floor  ite Enclosure Fence/Gates Chain Link Iron Picket Free Standing Walls Masonry: Brick 100% 2061 **  Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Open Stair To 2nd Floor  **  **  **  **  **  **  **  **  **	1 2			\$1.800					
Location : Open Stair To 2nd Floor	Acous The Susp. Lay-In	Staining/L Location	Discoloring, 1 : Open Sta	Extent : Moderate air To 2nd Floor	, Area Aj	ffected : 20%	3	\$300	
Enclosure   Fence/Gates   Chain Link   40%   2051   * *     Iron Picket   60%   2066   * *     Free Standing Walls   Masonry: Brick   100%   2061   * *     Pavements   Pave					rea Affe	cted: 10%			
Fence/Gates         Chain Link       40%       2051       **         Iron Picket       60%       2066       **         Free Standing Walls         Masonry: Brick       100%       2061       **         Pavements		Location	i : Open Sta	ur 10 2nd Floor					
Chain Link       40%       2051       **         Iron Picket       60%       2066       **         Free Standing Walls       Masonry: Brick       100%       2061       **         ite Pavements       Pavements       **									
Iron Picket   60%   2066   **   Free Standing Walls   Masonry: Brick   100%   2061   **   Pavements   Pavements   100%		4007			2051	* *			
Free Standing Walls  Masonry: Brick 100% 2061 ***									
Masonry: Brick 100% 2061 ** ite Pavements		60%			2000				
Pavements	•	1000/			2061	* *			
		100%			2001				
PUBLIC NACIONAL	Public Sidewalk								
Cast in Place Concrete 100% 2044 **		100%			2044	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13356

Architecture	Current Repair	Future Replaceme	ent Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost   Year   Estimated C FY	Cost Cycle Estimated Cost (Yrs)	Priority
Site Pavements On-Site Walkways Cast in Place Concrete	100%	2036	**	

Electrical	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	**	5	\$100	
	Other Observation, Ex		Affected	: 100%			
	Location : Electrical		~	D 11 1000 1			
	Explanation : Main S	Service Disconnec	t Switch	Rated At 1,200 Am	iperes.		
Switchgear / Switchboard	1000/		2051	יט יט	-	<b>#100</b>	
Fused Disc Sw	100%		2051	* *	5	\$100	
Raceway	4000/		20-1	ats ats			
Conduit	100%		2051	* *	1		
Panelboards					_		
Fused Disc Sw	30%		2047	* *	5	\$100	
Molded Case Bkrs	70%		2047	* *	5	\$300	
Wiring							
Thermoplastic	100%		2051	* *	1		
Motor Controllers							
Locally Mounted	30%		2044	* *	5		
Variable Frequency	70%		2048	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	90%		2036	* *	10	\$12,200	
	Other Observation, Ex		Affected	: 100%			
	Location : Reading A						
	Explanation : T-5 Lan	mps					
Fluorescent	10%		2036	* *	10	\$1,400	
	Other Observation, Ex	tent : Light, Area .	Affected	: 100%			
	Location: Bookcase	Area, Mechanical	Rooms				
	Explanation: T-8 Lan	mps					
Egress Lighting							
Emergency, Battery	50%		2036	* *	10	\$1,800	
Exit, Service	50%		2036	* *	1		
Exterior Lighting							
HID	30%		2036	* *	10		
No Component	70%						

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13356

Electrical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	50%					
Generic	50%	2036	* *	1	\$2,800	
	Other Observation, Extent:	Light, Area Affected:	100%			
	Location : Reading Areas					
	Explanation : CCTV Surve	eillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2036	* *	1-3	\$9,100	
_	Other Observation, Extent: Light, Area Affected: 100%					
	Location : Throughout The	e Building				
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns					

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$7,300	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Mechanical Roc	om				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2053	* *	4	\$700	
Terminal Devices						
Air Handler	50%	2036	* *	1	\$4,600	
Convector/Radiator	50%	2044	* *	1	\$2,400	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%	2032	\$231,100	2	\$900	
Coomig	R-22 Refrigerant, Extent : La Location : Roof	ight, Area Affected :	100%			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,200	
Exhaust Fans					-	
Interior	60%	2036	* *	2	\$300	
Roof	40%	2036	* *	2	\$200	
Plumbing						

Plumbing

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13356

Mechanical	Current Repair	Future Ro	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	70%	2051	* *	1		
Galvanized Steel	30%	2044	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2029	\$16,900	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	, Area Affected : 10	00%			
	Location : One Through Two					
	Explanation: 1 Unit					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : PELHAM BAY BRANCH LIBRARY
Address : 3060 MIDDLETOWN RD. @JARVIS AVE.

Borough : BRONX Agency's Number : P02

Area Sq Ft : 9,505 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 28-May-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5404 Lot : 2 BIN : 2074963

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$292,200	
Interior Architecture	\$68,100	
Total	\$360,300	
Importance Code A	\$292,200	
Importance Code B	\$68,100	
Total	\$360,300	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$43,600			
Interior Architecture	\$8,200		\$2,000	\$200
Electrical	\$1,000	\$900	\$1,100	\$1,000
Mechanical	\$6,400	\$2,400	\$21,000	\$2,000
Total	\$59,200	\$3,300	\$24,000	\$3,300
Importance Code A	\$44,000	\$500	\$500	\$500
Importance Code B	\$8,800	\$2,800	\$23,500	\$2,600
Importance Code C	\$6,300			\$200
Total	\$59,200	\$3,300	\$24,000	\$3,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13357

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	1000/ Novy	\$21,400	LIEE	* *	5	\$10.200	
Masonry: Brick	Location : South S	Erod, Extent : Moder		' : 1%	5	\$19,200	
Windows					_		
Aluminum	100%		2051	* *	5	\$2,000	
Parapets							
Masonry: Brick	Location : Mason Efflorescence, Exte Location : Mason Joint Mortar Miss/I	\$11,100 g, Extent : Severe, A ry Screen Wall For F nt : Severe, Area Affe ry Screen Wall For F Erod, Extent : Severe ry Screen Wall For F	Rooftop Equ ected : 10% Rooftop Equ e, Area Affec	ipment ipment cted : 30%	5	\$100	
No Component	85%						
Roof							
Modified Bitumen	Location: Throug Miss/Damaged Fla. Location: Flashin Ponding, Extent: S Location: Main F Seams Open/Split, I Location: Roof Water Penetration,	shings, Extent : Seve ng Missing At Roof E evere, Area Affected	re, Area Afj Edge : 60% Affected : A	20% 10%			1
	1000/		2040	* *	-		
Stucco Cement	100%		2048	~ ^	5		
Interior							
Floors  Cast in Place Concrete	5%		LIFE	* *	5	\$3,100	
Mosaic Tile	3% 2%		2048	* *	5 5	\$3,100 \$700	
Terrazzo	2% 3%		2048 LIFE	* *	5 5	\$700 \$700	
Vinyl Tile	90%		2040	* *		\$4,800	
Interior Walls	9070		2040		3	\$4,000	
Ceramic Tile	20/		2044	* *	5	<b>\$500</b>	
	3%		2044	* *	5	\$500	
Concrete Masonry Unit			LIFE	* *	5	\$12,100	
Glass: Single Pane	2%		LIFE		5	\$500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13357

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	100%	Now	\$68,100	2048	* *	5	\$8,900	
	Broken/Mi	issing Elem	ents, Extent : Seven	re, Area	Affected : 5%			
	Location	: Through	out Library					
	Punct/Tear	r/Impact D	amage, Extent : Mo	oderate,	Area Affected : 5%			
	Location	: Office A	rea					
			xtent : Severe, Area	Affected	d: 10%			
			let, Office Corridoi					
			: Severe, Area Affe		-			
			Area And Office Ar					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Retaining Walls								
Masonry: Brick	100%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	\$43,000	5	\$300	
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location : Electrical Roon	ı				
	Explanation : Main Service	e Disconnect Switch	Rated At 500 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$43,000	5	\$300	
Raceway						
Conduit	100%	2035	\$36,500	1		
Panelboards						
Fused Disc Sw	5%	2034	\$1,000	5		
Molded Case Bkrs	95%	2034	\$18,800	5	\$200	
Wiring						
Thermoplastic	100%	2035	\$33,000	1		
Motor Controllers						
Locally Mounted	80%	2033	\$18,900	5	\$100	
Variable Frequency	20%	2040	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13357

Electrical	Current R	epair Fı	ıture Rep	acement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye		nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
LED	100%	20	43	* *			
Egress Lighting							
Emergency, Service	50%	20	43	* *	1		
Exit, Service	50%	20	43	* *	1		
Exterior Lighting							
LED	10%	20	43	* *			
No Component	90%						
Alarm							
Security System							
Generic	100%	20	40	* *	1	\$3,600	
	Other Observation, Ex	tent : N/A, Area Affect	ed : 100%				
	Location : Reading A	Ireas, Outside Perimet	er				
	Explanation: CCTV	Surveillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	20	40	* *	1-3	\$5,900	
-	Other Observation, Ex	tent : N/A, Area Affect	ed : 100%				
	Location : Througho	ut The Building					
	Explanation: Strobe	Lights, Manual Pull S	tations, Al	arm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair	Future Replace	ement	M	aintenance	nance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2055	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2048	* *	1	\$4,700		
Distribution							
Hot Wtr Piping/Pump	100%	2051	* *	4	\$700		
	Insul. Deteriorating, Extent : Mo Location : Basement	derate, Area Affected : 29	6				
Terminal Devices							
Air Handler	60%	2040	* *	1	\$3,500		
Convector/Radiator	40%	2048	* *	1	\$1,200		
Air Conditioning							
Energy Source							
Electricity	100%	2051	* *	1			
Conversion Equipment							
Reciprocating	100%	2040	* *	1	\$4,400		
Compr/Chiller							
	Other Observation, Extent : Ligh	t, Area Affected : 100%					
	Location : Roof						
	Explanation: R410a						
Terminal Devices							
Air Handler/Cool/Ht	100%	2040	* *	1	\$5,900		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13357

<b>Mechanical</b>	Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
air Conditioning						
Heat Rejection						
Dry Cooler	100%	2040	* *	2	\$6,600	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,400	
	Needs Cleaning, Extent: Mod Location: Throughtout	lerate, Area Affecte	d : 100%			
Exhaust Fans						
Interior	10%	2030	\$4,200	2		
Roof	90%	2035	\$16,400	2	\$300	
lumbing			•			
H/C Water Piping						
Brass/Copper	50%	2055	* *	1		
Galvanized Steel	50%	2048	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2028	\$16,900	2		
	Other Observation, Extent : La Location : Mechanical Room Explanation : One 40 Gallon	n	: 100%			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2035	\$1,900	4	\$300	
Backflow Preventer						
No Component	95%					
Generic	5%	2040	* *	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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : PORT RICHMOND BRANCH LIBRARY Address : 75 BENNETT ST. @HEBERTON AVE.

Borough : STATEN ISLAND Agency's Number : P03
Program / Asset # : NPL0P03.000 / 13358 Yr Built/Renovated : 1905 /

Area Sq Ft : 9,757 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1007 Lot : 26 BIN : 5023763

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$77,400	\$89,700
Interior Architecture		\$153,400
Electrical	\$39,000	\$79,300
Mechanical	\$386,600	
Total	\$503,000	\$322,300
Importance Code A	\$190,000	\$89,700
Importance Code B	\$313,000	\$232,600
Total	\$503,000	\$322,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$55,300			
Interior Architecture	\$65,800	\$2,600	\$600	\$2,900
Electrical	\$67,400	\$900	\$900	\$1,100
Mechanical	\$56,100	\$1,100	\$2,500	\$19,700
Site Enclosure	\$2,700			
Site Pavements	\$2,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$257,200	\$11,800	\$11,200	\$30,900
Importance Code A	\$55,800	\$500	\$500	\$500
Importance Code B	\$170,400	\$11,300	\$10,800	\$30,000
Importance Code C	\$31,000			\$400
Total	\$257,200	\$11,800	\$11,200	\$30,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13358

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	75% 2-4	\$77,400	LIFE	**	5	\$17,300	
	Joint Mortar Miss/E		ate, Area	Affected: 15%			
	Location : Through						
Masonry: Limestone	5% 2-4	\$14,800	LIFE	**	5	\$900	
	Joint Mortar Miss/E Location : Through		ate, Area	Affected: 20%			
Stucco Cement	20% Now	\$14,200	2036	* *	5	\$5,800	
	Cracking/Crumbling	, Extent : Moderate	, Area Af	fected : 15%			
	Location : Above A	Irched Windows					
Windows							
Aluminum	100% Now	\$8,400	2047	* *	5	\$1,600	
	Ctrwt/Balnc Not Fur		ite, Area .	Affected : 5%			
	Location : Various	Windows					
Parapets							
Wood Cornice	100%		2041	* *	5-10	\$40,800	
Roof							
Asphalt Shingle	100%		2034	\$89,700	10	\$2,500	
nterior							
Floors	250/		2020	¢00.200	2	¢7.700	
Carpet	35%		2030	\$98,200	3	\$7,700	
Ceramic Tile	5% 35%		2034 2031	\$44,700	5	\$700	
Vinyl Tile	5% Now	\$6,600	2031	\$153,400 * *	3	\$1,900 \$300	
Vinyl Tile	3% NOW Broken/Missing Elen				3	\$300	
	Location : 2nd Flo		cruic, m	u nyecica . 5070			
	Loose/Delam Surfac	-	e Area A	ffected · 50%			
	Location: 2nd Flo		c, 111 cu 11	yeerea . 5070			
	Worn/Eroded, Extent	•	Affected ·	100%			
	Location: 2nd Flo			100/0			
Vinyl Tile 9" X 9"	2%	F	2026	\$25,400	3	\$100	
villyi The 3 A 9	Other Observation, I	Extent · N/A Area			3	\$100	
		ll From Basement T					
	Explanation: 9x9		0 1 11 51 1 1				
Wood	15%		2059	* *	5	\$4,100	
Wood	3% Now	\$5,700	2059	* *	5	\$400	
11000	Water Penetration, E			ted : 50%	3	ψπου	
	Location: 2nd Flo		,,, 00				
	Worn/Eroded, Extent	-	Affected :	100%			
	Location : 2nd Flo		00				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13358

Architecture	Current	Repair	Future Replacement		M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls	50/		2024	¢40,000	-	<b>\$900</b>	
Ceramic Tile Masonry: Brick	5% 5% Now	\$3,300	2034 LIFE	\$48,000	5	\$800	
Masonly. Blick	Water Penetration, E Location: Boiler R	Extent : Moderate, A		cted : 10%			
Plaster	65% Now Cracking/Crumbling Location: Various Water Penetration, E Location: Various	Basement Areas Extent : Moderate, A	-		5	\$3,100	
Plaster	20% Now Broken/Missing Elen Location: Roof Sta Cracking/Crumbling Location: Roof Sta Water Penetration, E Location: Roof Sta	tir, Basement And 2. , Extent : Moderate tir, Basement And 2. Extent : Moderate, A	nd Floor c, Area Aj nd Floor Irea Affeo	Apartment ffected: 15% Apartment cted: 50%	5	\$1,000	
Wood	5%		LIFE	* *	5	\$3,200	
Ceilings							
Plaster	90%	<b></b>	LIFE	* *	5	\$8,400	
Plaster	5% Now Broken/Missing Elen Location: 2nd Floo Water Penetration, E Location: 2nd Floo	or Apartment Extent : Moderate, A		ea Affected : 50%	5	\$500	
Wood	5%		LIFE	* *	5	\$6,600	
Site Enclosure							
Fence/Gates							
Aluminum Picket	50%		2041	* *			
Chain Link	50%		2041	* *			
Free Standing Walls Masonry: Brick	100% Now Broken/Missing Elen Location : Drivewa Joint Mortar Miss/En	y Entrance		-			
	Location : Drivewa	ıy					
Site Pavements Public Sidewalk	1000/		2025				
Cast in Place Concrete	100%		2036	* *			
On-Site Walkways	0.50/		2026	* *			
Cast in Place Concrete	85% 15%		2036	* *			
Masonry: Brick	15%		2041	<i></i>			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13358

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% 2-4 \$2,700 2036 \*\*

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

Location: North Side Of Building

Ponding, Extent: Moderate, Area Affected: 10%

Location: North Side Of Building

Electrical	Current Repair	Future Replacement	٨	<b>Maintenance</b>				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co.	Cycle (Yrs)		Priority			
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2041 *	* 5					
	Other Observation, Extent: Light, Area	Affected: 100%						
	Location: Electrical Room	D: , G :, I						
D	Explanation: Two 200 Ampere Main	Disconnect Switches						
Raceway Conduit	100%	2041 *	* 1					
Panelboards	100%	2041	* 1					
Molded Case Bkrs	50%	2039 *	* 5	\$100				
Worded Case Bris	Other Observation, Extent : Light, Area		3	φ100				
	Location: Basement	ing colour. 1070						
	Explanation : Surge Protection Devic	e In Alarm State						
Molded Case Bkrs	50%	2047 *	* 5	\$100				
Wiring	2070	2017		Ψ100				
Braided Cloth	10% 0-2 \$3,600	2056 *	* 1					
	Insulation Aged, Extent : Moderate, Ar	ea Affected : 100%						
	Location : Throughout							
Thermoplastic	90%	2041 *	* 1					
Motor Controllers								
Locally Mounted	100% 2-4 \$15,600	2051 *	* 5					
•	On Extended Life, Extent : Moderate, A	rea Affected : 100%						
	Location: Basement							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting	(70/	2021 070.20	0 10	<b>AC 000</b>				
Fluorescent	67%	2031 \$79,30	0 10	\$6,000				
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement And First Floor							
El .		2026 #20.00	0 10	Ф2 000				
Fluorescent	33%	2026 \$39,00		\$3,000				
	Compact Fluorescent Light, Extent : Li Location : Throughout The Building	gni, Area Ајјества : 100%	)					
	Location . Throughout The Buttaing							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13358

Electrical	Current Repair Future Replacement		e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Service	60%			2026	\$3,900	1		
Exit, Service	40%			2026	\$1,400	1		
Exterior Lighting								
HID	75%			2026	\$37,100	10		
LED	25%			2036	* *			
Alarm								
Security System								
Generic	100%			2031	\$19,900	1	\$3,600	
Fire/Smoke Detection								
No Component	10%							
Generic, Digital	90%	Now	\$2,500	2039	* *	1-3	\$4,900	
	Other Obse	ervation, Ex	tent : Moderate, 2	Area Affe	cted : 10%			
	Location	: Smoke De	etector Basement I	Kitchen				
	Explanat	ion : Troubl	e Alarm Visible O	n Fire A	larm Control Pane	l.		

Mechanical		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$112,600	1	\$4,800	
Distribution								
Hot Wtr Piping/Pump	100%			2030	\$23,200	4	\$700	
Terminal Devices								
Convector/Radiator	25%	Now	\$13,000	2051	* *	1	\$700	
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanati Discontin		Iron Radiators .	Are Obso	olete And Have Bee	n Valved	! Off For	
No Component	75%							
•	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 0%			
	Location	:						
	Explanati	ion : See Air-c	conditioning Sec	tion For	· 4-pipe Fan Coil			
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13358

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	60% Now	\$56,300	2041	* *	1	\$2,400	
1	R-22 Refrigerant, Es		-	100%			
	Unit Inoperable, Ext	nt Mechanical Room		500/			
	•	eni : severe, Area A No.1 Defective In B					
	Other Observation,	-					
		nt Mechanical Rooi		. 100/0			
	Explanation : Chil	lers Are Obsolete.					
Window/Wall Unit	30%		2026	\$12,000	1		
No Component	10%						
Terminal Devices							
Fan Coil - 4 Pipe	100% 0-2	\$217,700	2041	* *	1	\$2,800	
	Not in Service, Exter						
	-	nits Are Defective I					
	Other Observation,	_	Affected	: 100%			
	Location: Baseme		-1-4-				
Heat Rejection	Explanation : Fan	Coil Units Are Obs	oieie.				
Air Cooled Condenser	100%		2026	\$27,600	2	\$6,800	
Unit	10070		2020	Ψ27,000	2	Ψ0,000	
Ventilation							
Distribution							
Not Accessible	100%						
Exhaust Fans	200/		•			4100	
Interior	30%		2036	**	2	\$100	
Wall Unit	30%		2026	\$1,400	2	\$100	
No Component	40%						
Plumbing H/C Water Piping							
Brass/Copper	40%		2041	* *	1		
Galvanized Steel	60%		2036	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2029	\$18,600	2		
	Other Observation,	Extent : Light, Area	Affected				
	Location: Baseme	nt					
	Explanation: 40 C	Gallon Water Heater					
Sanitary Piping					_		
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%		LIFE	* *			
	10070		LILE				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : RICHMONDTOWN BRANCH LIBRARY

Address : 200 CLARKE AVE. @ AMBER ST.

Borough : STATEN ISLAND Agency's Number : R03

Area Sq Ft : 14,447 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 30-Jun-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1, Mez

Block : 4470 Lot : 1 BIN : 5060744

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$300,200
Interior Architecture		\$54,800
Electrical		\$159,800
Mechanical	\$186,100	\$51,000
Site Pavements		\$446,300
Total	\$186,100	\$1,012,000
Importance Code A		\$300,200
Importance Code B	\$186,100	\$265,600
Importance Code C		\$446,300
Total	\$186,100	\$1,012,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$112,500		_	\$33,300
Interior Architecture	\$5,600	\$7,200		
Electrical	\$8,200	\$800	\$700	\$800
Mechanical	\$45,000	\$1,100	\$2,200	\$20,600
Site Pavements	\$1,100			\$1,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$179,600	\$16,300	\$10,100	\$63,000
Importance Code A	\$144,400	\$800	\$600	\$34,100
Importance Code B	\$34,100	\$15,500	\$9,500	\$27,800
Importance Code C	\$1,100			\$1,100
Total	\$179,600	\$16,300	\$10,100	\$63,000



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13387

chitecture	Current Repair	Future Replacemen	t N	Maintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priorit
erior Exterior Walls Masonry: Brick	98% Now \$41,900  Joint Mortar Miss/Erod, Extent : Mod  Location : Throughout	J LIFE	·* 5	\$25,700	
Window Wall	2%	2051 *	* * 5	\$2,000	
Windows				+ )	
Aluminum	60%  Deteriorated Finish, Extent: Light, A  Location: Throughout	2030 \$151,90 (rea Affected : 100%	00 5	\$3,200	
Steel	15% Now \$35,900 Corrosion/Rusting, Extent: Moderate Location: Community Room Deteriorated Finish, Extent: Moderate Location: Community Room Thermally Inefficient, Extent: Moder	e, Area Affected : 25% ute, Area Affected : 50%	** 5	\$5,000	
Wood	Location: Community Room  25% Now \$32,000  Deteriorated Finish, Extent: Moderal Location: South Facade  Dry Rot/Decay, Extent: Moderate, A. Location: South Facade  Split/Cracked, Extent: Moderate, Are Location: South Facade	rea Affected : 50%	** 5	\$6,700	
Parapets					
Masonry: Brick Metal Panel No Component	15% 5% 80%	LIFE	* * 5 * * 5	\$100 \$100	
Roof	8070				
Modified Bitumen	98% Recent Replace Evident, Extent : N/A Location : Throughout	2039	* 10	\$33,300	
Skylight, Plastic	2%	2044 *	* 1		
Soffits					
Aluminum Sunshades	50% Other Observation, Extent: N/A, Area Location: Main Entry Explanation: This Is Actually A Me		00 10	\$4,000	
Wood	50%	2036 *	* 5	\$3,200	
erior					
Floors	(50/	2020 0222	20.2	<b>#10.000</b>	
Carpet	65%	2030 \$232,80		\$19,900	
Cast in Place Concrete	5%	LITE	* 5	\$2,200	
Ceramic Tile	5%	2040	* 5	\$1,000	
Sheet Vinyl/Rubber	5%	2030	* 5	\$1,500	
Vinyl Tile	20%	2036 *	* 3	\$1,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13387

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nterior								
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$700	
Concrete Masonry Unit	47%			LIFE	* *	5	\$4,600	
Glass: Single Pane	3%			LIFE	* *	5	\$600	
Gypsum Board	40%			LIFE	* *	5	\$5,900	
Masonry: Brick	2%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	70%	4+	\$4,800	2044	* *	5	\$7,300	
		issing Elem i : Mechani	ents, Extent : Mode cal Room	erate, Ar	ea Affected : 1%			
Wood	30%			LIFE	* *	5	\$54,800	
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2051	* *			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2036	* *			
Metal	5%			2041	* *	1-3	\$4,600	
	Location	: South Si	xtent : N/A, Area A de Of Building Is Actually A Steel I	,,,				
Parking/Driveway			•					
Asphalt	100%			2034	\$446,300			

lectrical	Current Repair	Futur	Future Replacement		aintenance		
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2031	\$3,700	5	\$100		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: Electrical Room						
	Explanation: 800 Ampere Service						
Raceway							
Conduit	70%	2031	\$25,500	1			
Conduit	30%	2051	* *	1			
Panelboards							
Molded Case Bkrs	50%	2030	\$9,900	5	\$200		
Molded Case Bkrs	50%	2047	* *	5	\$200		
Wiring							
Thermoplastic	70%	2031	\$23,100	1			
Thermoplastic	30%	2051	* *	1			

#### Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13387

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			
ighting								
Interior Lighting	0.50/	2021	Ø151 000	1.0	Φ1 <b>2</b> (00			
Fluorescent	95%	2031	\$151,800	10	\$12,600			
	T-8 Lamps And Fixtures, Extent: Lig		ected : 100%					
	Location: Throughout The Building							
Fluorescent	5%	2031	\$8,000	10	\$700			
	Compact Fluorescent Light, Extent : Location : Throughout The Building	-	Affected : 100%					
Egress Lighting								
Emergency, Battery	50%	2031	\$12,000	10	\$1,700			
Exit, Battery	50%	2031	\$8,300	10	\$500			
Exterior Lighting								
LED	100%	2041	* *					
	Recent Installation, Extent : N/A, Are Location : Building Perimeter	a Affected :	100%					
Marm								
Security System								
Generic	50%	2041	* *	1	\$2,700			
	Other Observation, Extent : Light, An		: 100%					
	Location: Throughout The Building	-						
	Explanation : CCTV Surveillance S	-						
Generic	50%	2036	* *	1	\$2,700			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
· <del></del>	Explanation: Intrusion Alarm Syste	em						
Fire/Smoke Detection	000/							
No Component	80%	2025	<b>n= .</b>		44.00			
Generic, Digital	20%	2026	\$7,400	1-3	\$1,800			

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	40%		2051	* *	1		
Natural Gas	60%		2051	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13387

Mechanical		Current I	Repair	Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Furnace	70%	ı		2026	\$31,200	1	\$5,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Roof							
	Explana	tion : Three	e Rooftop Units Wit	h Gas-fi	red Furnaces. See	Air-cond	itioning Section.	
Hot Water Boiler	20%			2044	* *	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location: Boiler Room							
	_	tion : One ( nunity Roor	Gas-fired Boiler Pr n Only.	ovides E	lot Water To Perim	eter Base	eboard Radiators	
Radiant Heater	10%	ı		2031	\$37,300	2	\$700	
	Other Observation, Extent: Light, Area Affected: 10%							
	Location: Various Locations In 2016 Building							
	Explanation : Electric Baseboard Radiators.							
Distribution								
Hot Wtr Piping/Pump	20%	ı		2047	* *	4	\$200	
No Component	80%	ı						
Terminal Devices								
Convector/Radiator	20%	ı		2044	* *	1	\$900	
No Component	80%	ı						
Air Conditioning								
Energy Source								
Electricity	100%	ı		2047	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13387

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	10% 0-2	\$12,900	2036	* *	2	\$100		
	Obsolete Equipment							
		g Rooms And Kitche						
	Other Observation, Extent : Light, Area Affected : 10% Location : Training Rooms And Kitchen In 1972 Building							
		g Rooms Ana Kuche or-mounted Self-con			Linita			
Ent Disc Huit		<del>-</del>		**		\$400		
Ext Pkg Unit - Heating/Cooling	60% 2-4	\$86,600	2041		2	\$400		
	Malfunctioning, Extent: Severe, Area Affected: 100%							
	Location : Building Management System Serving Air-conditioning System  Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		t, Extent : Severe, Ai op Units With Gas-f						
	R-22 Refrigerant, E. Location: 3 Units		ffected :	100%				
	Other Observation,	Extent : Light, Area	Affected	: 25%				
	Location: Roof							
	Explanation: 2 Ye	ars Ago A Rooftop l	Init Was	Removed.				
Split Unit	10%		2026	\$34,000				
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location: Roof							
		f 3 Condensing Unit			rving Coi	mmunity Room		
Split Unit	15%		2031	\$51,000				
	Other Observation, Location: 2nd Flo	-	Affected	: 100%				
	Explanation: 2 Of	<sup>7</sup> 3 Condensing Unit	s Piped T	o Indoor Units Sei	rving 2nd	l Floor Library.		
Window/Wall Unit	5%		2029	\$2,700	1			
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location: Kitcher	!						
	Explanation: 1 Un	ıit						
Terminal Devices								
Fan Coil - 2 Pipe	10%		2036	* *	1	\$500		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Commi	-						
	Explanation: 2 O	f 5 Indoor Units.						
Fan Coil - 2 Pipe	15%		2026	\$65,500	1	\$700		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: 2nd Flo							
	Explanation: 3 Of	3 Indoor Units.						
No Component	75%							
Ventilation								
Distribution Ductwork/Diffusers	100%		LIEE	* *	2.5	¢0 100		
Exhaust Fans	10070		LIFE		2-5	\$8,100		
Exnaust Fans Interior	10%		2036	* *	2			
Roof	90%		2036	* *	2	\$400		
11001	20/0		2030		4	\$ <del>1</del> 00		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13387

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2044	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2029	\$16,900	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A Location : 1st To 2nd Floor	Area Affected .	: 100%			
	Explanation: 1 Elevator Unit.					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2051	* *	1-2	\$200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : RIVERDALE BRANCH LIBRARY

Address : 5540 MOSHOLU AVE. @W. 256 STREET

Borough : BRONX Agency's Number : R01
Program / Asset # : NPL0R01.000 / 13361 Yr Built/Renovated : 1965 /

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 30-May-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5848 Lot : 1729 BIN : 2084790

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$63,600	
Mechanical		\$124,900
Total	\$63,600	\$124,900
Importance Code A	\$63,600	
Importance Code B		\$124,900
Total	\$63,600	\$124,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$47,100	\$200	\$2,400	_
Interior Architecture	\$56,800			\$3,800
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$9,400	\$1,500	\$1,600	\$1,500
Site Enclosure	\$1,100			
Total	\$115,200	\$2,400	\$4,900	\$6,100
Importance Code A	\$47,500	\$500	\$2,800	\$400
Importance Code B	\$29,900	\$1,800	\$2,100	\$5,500
Importance Code C	\$37,900			\$200
Total	\$115,200	\$2,400	\$4,900	\$6,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13361

rchitecture	Current Repair		Futur	e Replacement	Maintenance					
ystem Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
terior										
Exterior Walls										
Masonry: Brick	100% Nov	. ,	LIFE	* *	5	\$15,600				
		n, Extent : Moderate, A	Area Affe	cted: 30%						
	Location : Nor	th And East Walls								
Windows	1000/		2057	* *	_	<b>#200</b>				
Aluminum	100%		2057	* *	5	\$300				
Parapets	<b>-</b> 0.4				- 10	<b>* * * * * * *</b>				
Cast Stone/Terra Cotta	5%		LIFE	* *	5-10	\$4,200				
Masonry: Brick	32%		LIFE	* *	5-10	\$6,500				
Masonry: Brick	8% Nov	. ,	LIFE	* *	5	\$200	1			
	-	s, Extent : Severe, Area								
	Location : End	Of Parapet Wall At Re	ar Of Fla	t Roof						
Metal Rail	15%		2040	* *	5-10	\$8,100				
Metal: Cage/Fence	40% Nov	w \$14,100	2055	* *	5	\$3,900				
	Deformed/Dente	d, Extent : Severe, Area	ı Affectea	l : 20%						
	Location: Low	Roof Area Around Me	chanical	Equipment						
Roof										
Asphalt Shingle	80%		2038	* *	10	\$2,400				
Roll Roofing	20% Nov	v \$9,300	2034	\$23,300	5	\$3,000				
C	Blisters, Extent: Severe, Area Affected: 30%									
	Location : Roof	r								
	Deteriorated Finish, Extent : Severe, Area Affected : 60%									
	Location: Throughout									
	Ponding, Extent: Severe, Area Affected: 20%									
	Location : Thre									
Soffits										
Wood	100%		2048	* *	5					
terior										
Floors										
Carpet	94% Nov	v \$6,000	2034	\$119,800	3	\$10,300				
_	Water Penetratio	n, Extent : Moderate, A	Area Affe	cted : 5%						
	Location: Community Room, Locker Room									
	Other Observation, Extent : Severe, Area Affected : 2%									
	Location: 1st Floor Of Library									
		Ground Water Penetrat	ion							
Ceramic Tile	3%		2044	* *	5	\$200				
Vinyl Tile	3% 4+	\$1,800	2045	* *	3	\$100				
viii yi Tiile	Worn/Eroded, Extent: Moderate, Area Affected: 30%									
		rior Offices. Book Cart			ffice Wor	k Room. Staff				
	Room	Ojjvees. Book care			, ,,					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13361

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Interior Walls									
Ceramic Tile	2%			2044	* *	5	\$400		
Concrete Masonry Unit	, , , .	Now	\$34,000	LIFE	* *	5	\$7,300		
			xtent : Moderate, A	rea Affe	cted: 50%				
			And East Walls						
Wood	8%		\$2,800	LIFE	* *	5	\$6,500		
			xtent : Moderate, A						
	Location	ı : Water D	amage At Base Of	Wood Wa	ılls In Children Red	ading Are	ea		
Ceilings									
AcousTileConcealSpLn	15%	Now	\$300	2048	* *	5	\$700		
			xtent : Moderate, A						
	Location	ı : Office Ai	rea, Work Room, M	anager (	Office				
Exposed Struc: Wood	80%			LIFE	* *	10	\$8,700		
Wood	5%			LIFE	* *	5	\$6,400		
Site Enclosure									
Fence/Gates									
Chain Link	20%			2055	* *				
Iron Picket	80%			2070	* *				
Free Standing Walls									
Masonry: Brick	100%	Now	\$1,100	2055	* *				
	Joint Mor	tar Miss/Er	od, Extent : Severe	, Area A <u>f</u>	fected : 10%				
	Location	ı : Concrete	e Copings At Top O	f Wall Ne	eed Caulking				
Retaining Walls									
Cast in Place Concrete	100%			2055	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2048	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2048	* *				

ectrical	Current Rep	pair Futu	<b>Future Replacement</b>		Maintenance	
stem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	\$3,700	5		
	Other Observation, Exte	nt : N/A, Area Affected	: 100%			
	Location : Electrical R	?oom				
	Explanation : Main Se	rvice Disconnnect Swi	tch Rated At 200 An	nperes.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2035	\$43,000	5		
Raceway						
Conduit	100%	2035	\$36,500	1		
Panelboards						
Fused Disc Sw	5%	2034	\$1,000	5		
Molded Case Bkrs	95%	2034	\$18,800	5	\$200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13361

Electrical	Current I	Current Repair		e Replacement	Ma				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts									
Wiring									
Thermoplastic	100%		2035	\$33,000	1				
Motor Controllers									
Locally Mounted	100%		2033	\$23,700	5	\$100			
Ground									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$200			
Lighting									
Interior Lighting									
LED	100%		2043	* *					
Egress Lighting									
Emergency, Battery	50%		2043	* *	10	\$900			
Exit, Service	50%		2043	* *	1				
Exterior Lighting									
LED	10%		2043	* *					
No Component	90%								
Alarm									
Security System									
Generic	100%		2040	* *	1	\$2,800			
	Other Observation, E	Extent : N/A, Area A <u>f</u>	fected :	100%					
	Location: Reading	Areas, Outside Peri	meter						
	Explanation: CCT	V Surveillance Came	eras						
Fire/Smoke Detection									
Generic, Digital	100%		2040	* *	1-3	\$4,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Through	out							
	Explanation: Strob	es Lights, Alarm Be	ells, Hoi	rns, Smoke Detecto	r, Manua	al Pull Stations.			

Mechanical		Current F	Repair	Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2055	* *	1			
Conversion Equipment									
Furnace	100%			2035	\$23,100	1	\$3,700		
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600		
Controls									
Electrical	100%			2033	\$41,300				
Air Conditioning									
Energy Source									
Electricity	100%			2051	* *	1			
Conversion Equipment									
Ext Pkg Unit -	100%			2035	\$124,900	2	\$500		
Heating/Cooling									

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13361

Mechanical		Current Repair		Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection Air Cooled Condenser Unit	100%	1		2035	\$21,500	2	\$5,200	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location		9 -	00				
	Explana	tion : 2 Un	its					
Ventilation	-							
Distribution Ductwork/Diffusers	100%	0-2	\$6.500	LIEE	* *	2.5	\$4.200	
Ductwork/Diffusers			\$6,500 : Moderate, Area A	LIFE		2-5	\$4,200	
			: Moaerate, Area A oor. Report Of Cond			Through T	The Supply Grid	
E-1 France	Localion	n . Firsi Fic	от. керот Ој Сон	iensaiior	i Dripping Down 1	nrougn 1	the supply Gria	
Exhaust Fans Interior	100%			2040	* *	2	\$200	
Plumbing	10070	1		2040			\$200	
H/C Water Piping								
Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks	10070	1		2040		1		
Electric	20%			2033	\$4,700	4		
Licotic			Extent : Light, Area		•	-		
		n : Restrooi	_	11,500000	. = 0, 0			
	Explana	tion : One	5 Gallon					
Gas Fired	80%			2033	\$13,500	2		
Gus i neu			Extent : Light, Area			2		
		n : Mechan	-	11)) cereu	. 00/0			
		tion : One						
Sanitary Piping	2p.ana							
Cast Iron	100%	)		LIFE	* *	1		
Storm Drain Piping	10070							
Cast Iron	100%	1		LIFE	* *	1		
Fixtures								
Generic	100%	1						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : ROOSEVELT ISLAND BRANCH LIBRARY

Address : 504 MAIN STREET

Borough : MANHATTAN Agency's Number : LEASE 2035

Program / Asset # : NPL0R04.000 / 15420 Yr Built/Renovated : 2021 /

Area Sq Ft : 15,743 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 16-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 1373 Lot : 1 BIN : 1083215

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$75,200
Total		\$75,200
Importance Code A		\$75,200
Total		\$75.200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				\$31,000
Interior Architecture	\$46,100	\$200	\$1,200	
Electrical	\$1,800	\$1,800	\$1,500	\$1,500
Mechanical	\$7,100	\$6,700	\$10,500	\$8,900
Total	\$55,000	\$8,700	\$13,200	\$41,500
Importance Code A	\$800	\$800	\$800	\$31,800
Importance Code B	\$54,300	\$7,900	\$11,400	\$9,600
Importance Code C		•	\$1,000	
Total	\$55,000	\$8,700	\$13,200	\$41,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 ROOSEVELT ISLAND BRANCH LIBRARY

Asset #: 15420

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Pre-Cast Concrete	90%			LIFE	* *	5	\$75,200	
Window Wall	10%			2054	* *	5	\$9,600	
Windows								
Aluminum	100%			2050	* *	5	\$12,000	
Parapets								
Metal Panel	5%			2054	* *	5	\$900	
Pre-Cast Concrete	95%			LIFE	* *	5	\$29,200	
Roof								
Single Ply Membrane	100%			2039	* *	10	\$20,800	
I		_	ht, Area Affected : 2	2%				
	Location	ı : Library I	Roof					
Soffits								
Metal Panel	100%			2054	* *	5-10	\$18,100	
terior								
Floors								
Ceramic Tile	2%			2043	* *	5	\$500	
Cork Tile	98%		\$46,100	2054	* *	5	\$10,100	
Ţ	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	5%			
	Location	ı : Near Ex	terior Doors					
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$2,000	
Glass: Single Pane	85%			LIFE	* *	5	\$25,500	
Gypsum Board	10%			LIFE	* *	5	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	2%			2047	* *	5	\$400	
Exposed Struc: Concrete	95%			LIFE	* *	5	\$3,300	
Gypsum Board	3%			LIFE	* *	5	\$800	
ite Pavements								
Public Sidewalk								
Pavers/Stone	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2060	* *	5	\$400	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Electrical Room Basement					
	Explanation: One 300 Ampere Main	Disconnect Switch				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 ROOSEVELT ISLAND BRANCH LIBRARY

Asset #: 15420

Electrical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2051	**	5	\$100	
			xtent : Light, Area	Affected	: 100%			
			l Room Basement 75 Kilovolt Ampara	208/120	Volts Primary - 48	QA Volta	Sacandam	
Switchgear / Switchboard	Ехріана	tion . One	3 Kilovoli Ampere	200/120	voits Frimary - 40	oo voiis s	seconaary	
Molded Case Bkrs	100%			2060	* *	5	\$400	
Raceway	1000/			20.60	* *			
Conduit	100%			2060	* *	1		
Panelboards	50/			2056	* *	5		
Fused Disc Sw Molded Case Bkrs	5% 95%			2056 2056	**	5 5	\$400	
Wiring	9370			2030		3	\$400	
Thermoplastic	100%			2060	* *	1		
Motor Controllers	10070			2000				
Locally Mounted	100%			2051	* *	5	\$100	
Ground							*	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting	<b>-</b> 00/					4.0	44.000	
Emergency, Battery	50%			2042	* *	10	\$1,900	
Exit, LED	50%			2069	* *	1		
Exterior Lighting	200/			2042	* *			
LED	30%	amation E	xtent : Light, Area	2042				
			imeter Outside	Ајјестеи	. 100/0			
				he Churc	h Will Be Responsi	ihle		
No Component	70%							
Alarm	7070							
Security System								
Generic	100%			2042	* *	1	\$5,900	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
			-		nd Outside The Bu	ilding		
	Explana	tion : CCT	<sup>7</sup> Surveillance Can	iera And	Intrusion Alarm			
Fire/Smoke Detection	4000			2012			<b>*</b> • • • • •	
Generic, Digital	100%			2042	* *	1-3	\$9,700	
			xtent : Light, Area	Affected	: 100%			
		_	out The Building	arm Dall	, Smoke Detectors,	Dull D	vas And Fina	
	Alarm P		t Lignis, 110rns, Al	urm Dell	, smore Detectors,	1 uii D0)	ies Anu i ire	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 ROOSEVELT ISLAND BRANCH LIBRARY

Asset #: 15420

Mechanical	Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2054	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2047	* *	1	\$7,800	
	Other Observation, E	-	Affected	: 100%			
	Location: Basemen						
	Explanation: 4 Wal	ll Mounted Hot Wa	ter Boilei	rs			
Distribution							
Hot Wtr Piping/Pump	100%		2050	* *	4	\$1,200	
Terminal Devices							
Convector/Radiator	100%		2047	* *	1	\$5,100	
Air Conditioning							
Conversion Equipment							
Ext Pkg Unit -	100%		2039	* *	2	\$1,000	
Heating/Cooling							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$20,500	
Heat Rejection							
Dry Cooler	100%		2039	* *	2	\$11,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,800	
Exhaust Fans							
Roof	100%		2039	* *	2	\$500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2039	* *	4	\$900	
Backflow Preventer							
Generic	100%		2039	* *	1	\$1,000	
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation: Redu	ced Pressure Zone	On Sprin	ıkler Main			
Fixtures							
Generic	100%						
Tankless Water Heater(POU)							
Gas Fired	100%		2032	\$32,100	2		
Fire Suppression							
Sprinkler							
Generic	100%		2054	* *	1-2	\$4,400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 ROOSEVELT ISLAND BRANCH LIBRARY

Asset #: 15420

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Chemical System							
No Component	60%						
Generic	40%		2032	\$6,500	1-3	\$32,400	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Address : 515 MALCOLM X BOULEVARD @W. 135 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 37,963 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 09-Jul-2020 Landmark Status : NONE

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

Block : 1920 Lot : 29 BIN : 1058276

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$122,300	\$81,400
Interior Architecture	\$54,400	\$311,100
Electrical	\$252,000	
Mechanical	\$99,100	\$256,300
Total	\$527,800	\$648,800
Importance Code A	\$122,300	\$81,400
Importance Code B	\$405,500	\$567,400
Total	\$527,800	\$648,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$106,100	\$9,200		
Interior Architecture	\$19,300	\$5,300	\$1,400	\$5,700
Electrical	\$29,800	\$1,100	\$700	\$6,800
Mechanical	\$36,900	\$14,300	\$23,800	\$28,200
Site Pavements	\$2,800			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$209,800	\$44,800	\$40,800	\$55,600
Importance Code A	\$115,800	\$12,700	\$3,500	\$3,500
Importance Code B	\$94,000	\$32,100	\$37,300	\$52,100
Importance Code C				
Total	\$209,800	\$44,800	\$40,800	\$55,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
tem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior									
Exterior Walls									
Masonry: Brick Cavity	85%			LIFE	**	5	\$81,400		
		Efflorescence, Extent : Moderate, Area Affected : 20% Location : East Facade							
			:aae xtent : Moderate, A	luag Affai	atad : 200/				
			xieni . Moderdie, A r Stacks And Stairv						
Metal Panel	10%		i Stacks Tha Stati i	2051	**	5 10	\$65,900		
Window Wall	5%		\$12,600	2051	* *	5-10 5	\$9,000		
window wan	Water Per		xtent : Moderate, A			3	\$9,000		
Windows									
Aluminum		Now	\$122,300	2039	* *	5	\$4,300		
		ation, Exter n : Through	nt : Severe, Area A <u>f</u> out	fected : 5	i0%				
			xtent : Severe, Ared						
			ade. Soffits Above	Windows	At Offices And So	uth Facii	ng Transom		
	Window. Weather S		g, Extent : Severe, .	Area Affe	ected · 50%				
		n : 2nd Floo		111 cu 11jj c	cica . 5070				
Glass Block		Now	\$2,700	LIFE	* *	5	\$800		
Glass Block			od, Extent : Moder		Affected : 15%	3	φοσο		
		n : 3rd Floo							
	Water Per	netration, E.	xtent : Moderate, A	lrea Affe	cted : 5%				
	Location	n : East Fac	ade At Offices, 4th	And 3rd	Floor, 4th Floor S	itack Ared	a		
Metal Louvers	5%	ı		2034	\$33,900	10	\$3,900		
Wood	15%	ı		2047	* *	5	\$18,500		
Parapets									
Masonry: Brick Cavity		Now	\$13,600	LIFE	* *	5	\$2,700		
			: Moderate, Area		15%				
			cade Above Bay Wi						
Metal Panel	5%			2051	* *	5	\$800		
Metal Rail	25%		\$34,800	2051	**	5	\$7,400		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%								
		-	Above Langston F	_	-				
	Ι Ιρτρνιονα	tea Finish, .	Extent : Moderate,	Area Ajj					
					lina				
D 6	Location	n : Parapets	Above Langston I	Hughes W					
Pre-Cast Concrete	Location 5% Cracking/	n : Parapets Now	\$\frac{Above Langston F}{\$300}\$ Extent: Light, Are	Hughes W	**	5	\$1,300		
Pre-Cast Concrete  Roof	Location 5% Cracking/	n : Parapets Now (Crumbling,	\$\frac{Above Langston F}{\$300}\$ Extent: Light, Are	Hughes W	**	5	\$1,300		
	Location 5% Cracking/	n : Parapets Now Crumbling, n : Through	\$\frac{Above Langston F}{\$300}\$ Extent: Light, Are	Hughes W	**	5	\$1,300 \$15,400		
Roof	Location 5% Cracking/ Location	n : Parapets Now (Crumbling, n : Through	\$\frac{Above Langston F}{\$\$300}\$ Extent: Light, Are	Hughes W LIFE ea Affecte	** ed:5%		· 		
Roof Modified Bitumen	Location 5% Cracking/ Location 65% 35% Recent Ins	n : Parapets Now (Crumbling, n : Through	s Above Langston F \$300 Extent: Light, Are out Coping Extent: N/A, Area A	LIFE ea Affecte  2036 2036	** ed:5%  ** **	10	\$15,400		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Soffits								
Metal/Glass Curt Wall	100%	)		LIFE	* *	5		
			Extent : Light, Area	Affected	: 100%			
		n : Entrance						
	Explana	tion : Steel	Supports And Glas	s Insets				
terior								
Floors								
Carpet	15%			2030	\$149,400	3	\$12,800	
Cast in Place Concrete	20%			LIFE	* *	5	\$24,900	
Ceramic Tile	5%	1		2040	* *	5	\$2,800	
Cork Tile	5%	Now	\$11,400	2041	* *	5	\$1,200	
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted : 40	%			
	Location	n : Latimer	Room					
Marble Panels	5%	)		LIFE	* *	5	\$2,100	
Terrazzo	10%			LIFE	* *	5	\$4,400	
Vinyl Tile	20%			2031	\$311,100	3	\$4,300	
Vinyl Tile	15%			2036	**	3	\$3,200	
Wood	5%			2046	* *	5	\$5,300	
Interior Walls		•		20.10			Ψ2,300	
Ceramic Tile	5%	1		2040	* *	5	\$1,500	
Concrete Masonry Unit	20%			LIFE	* *	5	\$2,400	
Concrete iviasomy ome			: Moderate, Area		10%	3	Ψ2,100	
		n : 4th Floo		33				
Gypsum Board	55%			LIFE	* *	5	\$10,000	
Metal Panel	5%			LIFE	* *	3	\$10,000	
Plaster	10%			LIFE	* *	5	\$900	
	5%				* *	5	\$6,000	
Wood	3%	1		LIFE		5	\$6,000	
Ceilings	100/	N	¢54.400	2051	* *	5	\$2,600	
AcousTileConcealSpLn			\$54,400	2051		5	\$3,600	
		-	ents, Extent : Seve or Manuscripts Are		Affeciea : 35%			
			•		m , 1 250/			
	-	_	Extent : Moderate		jectea : 25%			
			or Manuscripts Are					
AcousTileConcealSpLn				2036	* *	5	\$10,700	
AcousTileSusp.Lay-In	20%			2044	* *	5	\$11,400	
Exposed Struc: Concrete				LIFE	* *	5	\$2,200	
Exposed Struc: Steel	5%			LIFE	* *			
			Extent : N/A, Area A	lffected :	100%			
		n : Through						
	Explana	tion : Actua	ally Metal Decking					
Gypsum Board	15%	)		LIFE	* *	5	\$10,700	
Metal Panel	5%			LIFE	* *	5	\$3,600	
Plaster	5%			LIFE	* *	5	\$1,800	
te Enclosure	370	1		LIFE		J	\$1,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Chain Link	60%			2041	* *			
Iron Picket	40%			2051	* *			
Retaining Walls								
Masonry: Brick	100%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%			2044	* *			
Pavers/Stone	40%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Activity Yard								
Pavers/Stone	100%	Now	\$2,800	2040	* *			
	Misaligne	d/Bulging, E	Extent : Moderate,	Area Aff	fected : 15%			
	Location	: Interior C	ourtyard					

ectrical	Current	ırrent Repair Future		Replacement	Maintenance		
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2031	\$3,700	5	\$100	
	Other Observation,	Extent : Light, Area	Affected .	100%			
	Location : Electri	cal Room Landmark	Building				
	Explanation: One	e 2,000 Ampere Main	n Disconn	ect Switch			
Fused Disc Sw	50%		2051	* *	5	\$100	
	Other Observation,	Extent : Light, Area	Affected .	100%			
	Location : Electric	cal Room M A R B B	uilding				
	Explanation: One	2,000 Ampere Mair	n Disconn	ect Switch			
Switchgear / Switchboard							
Fused Disc Sw	50%		2031	\$21,500	5	\$100	
Fused Disc Sw	50%		2051	* *	5	\$100	
Raceway							
Conduit	60%		2031	\$21,900	1		
Conduit	40%		2051	* *	1		
Panelboards							
Fused Disc Sw	3%		2030	\$900	5		
Fused Disc Sw	2%		2047	* *	5		
Molded Case Bkrs	55%		2030	\$16,300	5	\$600	
Molded Case Bkrs	40%		2047	* *	5	\$400	
Wiring							
Thermoplastic	60%		2031	\$19,800	1		
Thermoplastic	40%		2051	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Motor Controllers						
Locally Mounted	10%	2044	* *	5		
Motor Control Center	80%	2044	* *	5	\$800	
Variable Frequency	10%	2048	* *			
Drive						
Ground						
Grounding Devices	<b>5</b> 00 /		de de	_	4.00	
Generic	50%	LIFE	* *	5	\$300	
Generic	50%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting	600/	2026	<b>#252</b> 000	10	<b>#20.000</b>	
Fluorescent	60%	2026	\$252,000	10	\$20,900	
	Other Observation, Extent : Light, Location : Throughout The Build	**	00%			
	_	ung				
TI.	Explanation: T-12 Lamps	2020	* *	1.0	Φ.Σ. 200	
Fluorescent	15%	2039		10	\$5,200	
	T-5 Lamps And Fixtures, Extent: 1 Location: Offices	лgnī, Area Ајјесте	a: 100%			
_,			di di			
Fluorescent	10%	2036	**	10	\$3,500	
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location: Basement					
	Explanation: T-8 Lamps					
Fluorescent	5%	2036	**	10	\$1,700	
	Compact Fluorescent Light, Exten	t : Light, Area Aff	ected : 100%			
	Location : Hallways					
LED	10%	2039	* *			
Egress Lighting						
Emergency, Battery	30%	2036	* *	10	\$2,700	
Emergency, Battery	5%	2039	* *	10	\$500	
Emergency, Battery	15%	2031	\$9,500	10	\$1,400	
Exit, LED	30%	2059	* *	1		
Exit, LED	10%	2066	* *	1		
Exit, Service	10%	2031	\$1,300	1		
Exterior Lighting						
HID	20%	2036	* *	10		
No Component	80%					
Alarm						
Security System	000/					
No Component	80%	2225			<b>**</b> • • • •	
Generic	20%	2036	**	1	\$2,800	
	Other Observation, Extent: Light,	00	90%			
	Location: Throughout The Build	-				
	Explanation : Surveillance Came	era CCTV				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

Electrical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2036	* *	1-3	\$4,700	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Throughout Th	ne Building				
	Explanation : Strobes, Be	ell. Horn. Smoke Detec	ctor. Pull Box Stati	on And F	ire Alarm Panel	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating									
Energy Source									
Natural Gas	100%		2051	* *	1				
Conversion Equipment									
Furnace	15%		2031	\$17,600	1	\$2,800			
		Other Observation, Extent: Light, Area Affected: 15%							
	Location: Part Of Air Conditioning Units								
	Explanation: 6 Un	nits							
Steam Boiler	75%		2044	* *	1	\$28,200			
	Other Observation, I	er Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthou								
	Explanation: 2 Un	nits							
Steam Boiler	10% Now	\$6,600	2044	* *	1	\$3,400			
Steam Boller	Leak Evident, Extent	. ,		50%	1	ψ5,100			
	Location : Basemen Inside The Boiler				ssibility (	Of Internal Crack			
Distribution									
Hot Wtr Piping/Pump	15%		2047	* *	4	\$400			
Steam Piping/Pump	85%		2041	* *					
Terminal Devices									
Air Handler	80%		2036	* *	1	\$18,800			
Convector/Radiator	20%		2044	* *	1	\$2,500			
r Conditioning									
Energy Source									
Electricity	100%		2047	* *	1				
Conversion Equipment									
Reciprocating Compr/Chiller	85%		2039	* *	1	\$15,000			
1	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Penthouse Chillers								
	Recent Installation, I Location: Penthou		Iffected :	100%					
Ext Pkg Unit - Heating/Cooling	15%		2031	\$94,800	2	\$400			
Heating, Cooming	R-22 Refrigerant, Ex Location: Roof	tent : Light, Area A	ffected :	100%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

Mechanical		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Distribution CW & CHW Wtr	65%			2051	* *	4	\$1,800	
Pipe/Pump Ductwork/Diffusers	20%	0-2	\$99,100	LIFE	* *	2	\$9,900	
Ductwork/Diffusers			399,100 xtent : Moderate, A		ed · 100%	2	\$9,900	
	_		r Cooling Not Suffi			e		
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	* *	1	\$23,500	
Heat Rejection								
Water Cooling Tower	85%			2032	\$161,500	2	\$32,500	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,200	
Exhaust Fans								
Interior	45%			2036	* *	2	\$500	
Roof	55%		\$8,000	2031	\$40,100	2	\$500	
	Location		nt : Moderate, Area ve Roof Exhaust Fa			ltiple Me	echanical,	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
HW Heat Exchanger Steam Fired	100%			2051	* *	4	\$5,600	
Sanitary Piping								
Cast Iron	95%			LIFE	* *	1		
Cast Iron	5%		\$1,200	LIFE	* *	1		
		Extent : M : Basemen	oderate, Area Affec t	cted : 10%				
Storm Drain Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2026	\$1,200	4	\$1,200	
Sewage Ejector(s) Electric	100%			2036	* *	4	\$1,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	Location		xtent : Light, Area t To 4th Floor	Affected : .	100%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1925

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
No Component	50%						
Generic	50%		2051	* *	1-5	\$9,600	
Sprinkler							
No Component	50%						
Generic	50%		2051	* *	1-2	\$5,300	
Fire Pump							
Generic	100%		2040	* *	1	\$7,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Address : 103 W 135TH STREET @ MALCOLM X BOULEVARD

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 13-Dec-2021 Landmark Status : EXTERIOR LANDMARK

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

Block : 1920 Lot : 29 BIN : 1058276

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$941,000	\$219,800		
Interior Architecture		\$56,900		
Electrical		\$528,400		
Mechanical	\$859,100	\$206,700		
Total	\$1,800,100	\$1,011,800		
Importance Code A	\$941,000	\$346,900		
Importance Code B	\$859,100	\$608,000		
Importance Code C		\$56,900		
Total	\$1,800,100	\$1,011,800		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$2,200	\$36,100	
Interior Architecture	\$68,000	\$5,500	\$8,400	\$6,600
Electrical	\$3,000	\$3,100	\$37,600	\$2,600
Mechanical	\$2,500	\$2,200	\$15,200	\$2,500
Site Enclosure				
Site Pavements	\$4,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$85,500	\$20,200	\$104,500	\$18,900
Importance Code A	\$1,400	\$3,600	\$37,500	\$1,400
Importance Code B	\$50,500	\$12,500	\$67,000	\$17,500
Importance Code C	\$33,700	\$4,100		
Total	\$85,500	\$20,200	\$104,500	\$18,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset #: 2824

Architecture	Current Repair		Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	<b>-</b> 00/ 37	<b>***</b> *********************************		4. 4.	_	<b></b>	
Masonry: Brick	70% Now Cracking/Crumblin	\$524,100 ng, Extent : Moderate	LIFE 2. Area Affe	* * cted : 5%	5	\$58,600	
	Location : Alley	-	, ,,,				
	Joint Mortar Miss/	Erod, Extent : Moder	ate, Area A	ffected : 30%			
	Location: Through	ghout					
Masonry: Limestone	30% Now	\$214,800	LIFE	* *	5	\$18,800	
		Erod, Extent : Moder	ate, Area A	ffected : 10%			
	Location : Throu	ghout					
Windows	1000/		• • • • •	di di	_	0.1-0.100	
Wood	100%		2041	* *	5	\$172,100	
Parapets	200/		LIEE	* *	-	¢4.200	
Masonry: Brick Masonry: Limestone	20% 5%		LIFE LIFE	* *	5 5	\$4,200 \$1,300	
Metal Cornice	25%		2048	* *	10	\$1,300	
Wictai Collinec		, Extent : N/A, Area A		00%	10	\$17,100	
	Location : South		.,,,				
		is Component Is Actu	ally Coppe	r Cornice			
Metal Rail	50%		2046	* *	5-10	\$191,200	
Roof					0 10	\$131, <b>2</b> 00	
Cement - Fiber Panel	25%		2042	* *	5	\$4,400	
	Other Observation Location : Sloped	, Extent : Light, Area !Roof	Affected : 1	100%			
	Explanation: Co	mposite Roofing To I	Represent C	lay Tile			
Modified Bitumen	75%		2038	* *	10	\$19,000	
Soffits							
Copper/Terne	100%		2053	* *	10	\$6,600	
		, Extent : Light, Area	Affected:	100%			
	Location: Roof (	-					
	Explanation : Ro	of Overhang					
erior Floors							
Carpet	20%		2032	\$214,100	3	\$22,300	
Cast in Place Concrete	5%		LIFE	**	5	\$6,100	
Ceramic Tile	5%		2042	* *	5	\$2,800	
Sheet Vinyl/Rubber	20%		2038	* *	5	\$16,700	
Vinyl Tile	15%		2038	* *	3	\$4,200	
Wood	35%		2061	* *	5	\$36,600	
Interior Walls							
Ceramic Tile	5%		2042	* *	5	\$8,200	
Gypsum Board	58% 0-2	\$28,800	LIFE	* *	5	\$56,900	
		Extent : Light, Area					
		oor Near Steps To Ma					
Plaster	35%		LIFE	* *	5	\$17,200	
Wood	2%		LIFE	* *	5	\$13,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset #: 2824

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2046	* *	5	\$17,400	
AcousTileSusp.Lay-In	20%			2046	* *	5	\$11,100	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$24,400	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2033	\$6,600			
Iron Picket	20%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,800	2038	* *			
	Cracking/	Crumbling, Ex	tent : Light, Are	a Affecte	ed : 40%			
	Location	: Alley						

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2033	\$8,200	5	\$100	
	Other Observation,	Extent: N/A, Area A	ffected :	100%			
	Location: Basem	ent					
	Explanation: 1,2	00 Amperes					
Switchgear / Switchboard							
Fused Disc Sw	100%		2033	\$47,100	5	\$100	
Raceway							
Conduit	90%		2033	\$36,000	1		
Conduit	10%		2053	* *	1		
Panelboards							
Molded Case Bkrs	100%		2041	* *	5	\$700	
Wiring							
Thermoplastic	80%		2033	\$28,900	1		
Thermoplastic	20%		2053	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	\$77,800	5	\$200	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							

0 0

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset #: 2824

Electrical	Current Repa	ir Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	95%	2033	\$317,300	10	\$24,000		
	T-5 Lamps And Fixtures, E Location : Throughout	Extent : Light, Area Afj	fected : 100%				
Incandescent	5%	2033	\$19,500	2			
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Third Floor						
	Explanation: Downligh	ts And Track Lights					
Egress Lighting							
Emergency, Battery	50%	2033	\$25,100	10	\$3,300		
Exit, LED	50%	2048	* *	1			
Exterior Lighting							
HID	25%	2028	\$34,900	10			
No Component	75%						
Alarm							
Security System							
Generic	100%	2033	\$56,200	1	\$10,300		
Fire/Smoke Detection							
Generic, Digital	100%	2033	\$77,200	1-3	\$17,000		

Mechanical	(	Current Repair	Futur	re Replacement	Maintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Natural Gas	100%		2053	* *	1		
Conversion Equipment							
Furnace	60%		2038	* *	1	\$8,200	
		vation, Extent : N/A, Area A Roof Air Conditioning Unit		100%			
	Explanatio	n : 2 Units					
Hot Water Boiler	40%		2031	\$127,100	1	\$5,500	
Distribution							
Hot Wtr Piping/Pump	20%		2032	\$13,100	4	\$300	
No Component	80%						
Terminal Devices							
Convector/Radiator	20%		2046	* *	1	\$1,800	
No Component	80%						
Controls							
Digital	100%		2028	\$859,100			
		vation, Extent : N/A, Area A Throughout	ffected :	100%			
	Explanatio	n : Connected To System At	Main Sc	chomberg Building			
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset #: 2824

Mechanical	Current Rep	air Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment						
Ext Pkg Unit -	85%	2038	* *	2	\$1,400	
Heating/Cooling						
Split Unit	15%	2038	* *			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$35,800	
Dehumidifier						
Not Accessible	100%					
Ventilation						
Distribution	1000/		ماد ماد		<b>4.5.4</b> 00	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$15,400	
Exhaust Fans	600/	2022	Ф <b>7</b> 0. 600	2	Φ.5.0.0	
Interior	60%	2033	\$79,600	2	\$500	
Roof	40%	2033	\$23,200	2	\$300	
Plumbing						
H/C Water Piping Galvanized Steel	1000/	2020	* *	1		
Water Heater With Tanks	100%	2038		1		
Electric	100%	2031	\$25.700	4		
Electric	Other Observation, Exte		\$25,700	4		
	Location: Basement	u . WA, Area Affectea .	10070			
	Explanation: 25 Gallo	ис				
Sanitary Piping	Explanation : 25 Gailo	ns .				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	Lii L		- 1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	10070	En E		-		
Generic	100%					
Vertical Transport	10070					
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exte		100%			
		o 3rd Floor, Located In I		Iall		
	Explanation: 1 Unit					
Fire Suppression	•					
Standpipe						
No Component	50%					
Generic	50%	2053	* *	1-5	\$7,200	
Sprinkler						
No Component	75%					
Generic	25%	2043	* *	1-2	\$1,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : SEDGWICK BRANCH LIBRARY

Address : 1701 MARTIN LUTHER KING JR. BLVD @W. 176 ST.

Borough : BRONX Agency's Number : S03

Area Sq Ft : 7,360 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Apr-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2878 Lot : 224 BIN : 2009005

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,400		\$600	
Interior Architecture	\$58,400		\$500	\$500
Electrical	\$500	\$300	\$300	\$300
Mechanical	\$8,800	\$500	\$4,200	\$500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$108,200	\$8,000	\$12,900	\$8,500
Importance Code A	\$34,000	\$200	\$1,100	\$200
Importance Code B	\$58,300	\$7,800	\$11,700	\$8,100
Importance Code C	\$16,000			\$300
Total	\$108,200	\$8,000	\$12,900	\$8,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13365

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	35%		\$15,900	2040	**			
			, Extent : Light, Are g Evident At Face (					
Concrete Masonry Unit	50%		<u>·</u>	LIFE	* *	5	\$15,700	
Metal Panel	15%	J		2055	* *	5-10	\$25,900	
	-	l/Dented, Ex n : Rotunda	xtent : Light, Area A Structure	Affected .	: 5%			
Windows						_	**	
Aluminum	100%	ı		2051	* *	5	\$3,100	
Parapets	4.50 /			LIEE	مة. بوري م	<b>5</b> 10	<b>4.5</b> 00	
Concrete Masonry Unit	45%			LIFE	* *	5-10	\$4,700	
Metal Panel	3%		¢1.600	2055	* *	5	\$200	
Metal Rail	25%		\$1,600	2048		5	\$3,300	
			s, Extent : Severe, A l To Roof Parapet	area Ajje	ciea : 20%			
Pre-Cast Concrete	2%	,		LIFE	* *	5	\$500	
Stucco Cement	25%	ı		2048	* *	5	\$1,200	
	Location	n : Second I						
Roof	Explana	tion : This	Component Is Actu	ally Cem	eni riber boara.			
Metal Panel	10%	Now	\$900	2048	* *			
wictai i anci			nt : Severe, Area A <u>f</u>		2%			
			e Canopy Drain Cl					
			xtent : Moderate, A					
		n : Commur		., eu 11,,, e				
Modified Bitumen	90%		\$1,800	2040	* *			
Wodiffed Bitumen			nt : Moderate, Area		1 · 2%			
		n : Rotunda		11990000	270			
Soffits						_		
Exposed Struc: Steel	100%	ı		LIFE	* *	5		
nterior								
Floors	050/			LIEE	* *	-	¢45.000	
Cast in Place Concrete	95%			LIFE	* *	5	\$45,800	
Ceramic Tile	5%			2044		5	\$600	
Interior Walls Ceramic Tile	5%			2044	* *	5	\$500	
Concrete Masonry Unit			\$13,600	LIFE	* *	5 5	\$2,900	
Concrete Masoniy Omit	Effloresce.	ence, Extent	: Moderate, Area			3	\$2,900	
			l 2nd Floor					
			xtent : Moderate, A l 2nd Floor	lrea Affe	cted : 2%			
Gypsum Board	20%			LIFE	* *	5-10	\$3,600	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13365

Architecture	rchitecture		Current Repair Future		M	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10%		2048	* *	5	\$1,100	
Exposed Struc: Steel	85%		LIFE	* *	10	\$18,300	
Gypsum Board	5%		LIFE	* *	5-10	\$1,800	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2070	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2048	* *			
Activity Yard							
Cast in Place Concrete	100%		2048	* *			

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5		
	Other Observation, Extent: N/A, Ar	ea Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Discor	nect Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2055	* *	5		
Raceway						
Conduit	100%	2055	* *	1		
Panelboards						
Molded Case Bkrs	100%	2051	* *	5	\$200	
Wiring						
Thermoplastic	100%	2055	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	4007	• • • • •	* *	4.0	<b></b>	
Fluorescent	40%	2040		10	\$2,700	
	Other Observation, Extent: N/A, Ar	ea Affected :	100%			
	Location: Reading Areas	*. *				
	Explanation : Compact Fluorescer					
Fluorescent	10%	2040	* *	10	\$700	
	Other Observation, Extent: N/A, Ar	ea Affected :	100%			
	Location : Community Room					
	Explanation: T-8 Lamps					
LED	50%	2043	* *			

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13365

Electrical	Current Repair	Current Repair Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Exit, LED	100%	2063	* *	1		
Alarm						
Security System						
Generic	100%	2040	* *	1	\$2,800	
	Other Observation, Extent .	: N/A, Area Affected :	100%			
	Location: Reading Areas	, Outside Perimeter				
	Explanation : CCTV Surv	eillance Camera				

echanical	Current Repair		Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating									
Energy Source									
Electricity	50%			2055	* *	1			
			Extent : Light, Area	Affected	: 50%				
		: Both Flo							
	Explanat	ion : For l	Electric Baseboard	Radiator	.s				
Natural Gas	50%			2055	* *	1			
Conversion Equipment									
Furnace	50%			2040	* *	1	\$1,800		
	Other Obs	Other Observation, Extent: Moderate, Area Affected: 50%							
	Location	: Roof							
	Explanat	ion : 2 Un	its Forced Air Furn	ace With	Cooling Ability Or	n The Ro	of		
Radiant Heater	50%			2040	* *	2	\$1,700		
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,500		
Terminal Devices									
Air Handler	50%			2040	* *	1	\$2,300		
Convector/Radiator	50%			2048	* *	1	\$1,200		
Controls									
Electrical	100%			2030	\$40,500				
ir Conditioning									
Energy Source									
Electricity	100%			2051	* *	1			
Conversion Equipment									
Ext Pkg Unit -	90%			2040	* *	2	\$400		
Heating/Cooling									
		-	tent : Light, Area A	ffected :	100%				
	Location	: Roof							
Split Unit	10%	0-2	\$900	2040	* *				
•	Malfunctio	ning, Exte	nt : Moderate, Ared	a Affected	d: 100%				
	Location	: Units No	ot Reliable						
Distribution									
Ductwork/Diffusers	90%			LIFE	* *	2	\$10,800		
No Component	10%								

Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13365

Mechanical	Current Repair Future Replacement Main		aintenance					
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,500			
Exhaust Fans								
Roof	5%	2035	\$700	2				
	Other Observation, Extent: Moderate, Area Affected: 50%							
	Location: Roof							
	Explanation: 3 Unit Exh	aust Fans On Roof						
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	2048	* *	1				
Water Heater With Tanks								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
-	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1st To 2nd Flo	oor						
	Explanation: One Unit							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

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

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

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

Date of Survey : 14-May-2021 Landmark Status : NONE

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

Block : 311 Lot : 31 BIN : 1004053

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$531,500	\$135,300
Interior Architecture		\$348,300
Mechanical		\$420,800
Total	\$531,500	\$904,400
Importance Code A	\$531,500	\$135,300
Importance Code B		\$611,800
Importance Code C		\$157,300
Total	\$531,500	\$904,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$95,200	\$3,000		
Interior Architecture	\$22,100	\$2,200		\$2,700
Electrical	\$500	\$21,000	\$800	\$500
Mechanical	\$23,300	\$1,700	\$4,200	\$1,700
Site Enclosure	\$3,800			
Site Pavements	\$10,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$162,300	\$35,100	\$12,200	\$12,100
Importance Code A	\$96,100	\$4,000	\$1,000	\$1,000
Importance Code B	\$62,200	\$31,100	\$11,200	\$11,100
Importance Code C	\$4,000			
Total	\$162,300	\$35,100	\$12,200	\$12,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4228

rchitecture	Current F	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Copper/Terne	8% 2-4 Corrosion/Rusting, E. Location : Penthous		2037 Area Affe	* * cted : 20%			
Masonry: Brick	42% 2-4 Joint Mortar Miss/Er Location : Former I Sidewalk Shed in Use Location : East Bro	Party Wall. East Fo , Extent : Moderat	acade		5	\$32,700	
Masonry: Brick	20%		LIFE	* *	5	\$15,600	
Masonry: Granite	5%		LIFE	* *	5	\$2,900	
Masonry: Limestone	25% Now Broken/Missing Elem Location : Window		LIFE re, Area .	* * Affected : 2%	5	\$14,600	
Windows							
Metal Clad	15%		2031 2057	\$56,800 * *	5 5	\$6,200	
Wood	Dry Rot/Decay, Exter Location: WIndow Unit Inoperable, Exte Location: Through	Rails, Trims And C ent : Moderate, Are	fected : I Glazing L	ites		\$28,200	1
Parapets							
Copper/Terne	5%		2052	* *	5	\$800	
Masonry: Brick	10% 0-2 Joint Mortar Miss/Er Location : East Fac		LIFE Area Affa	* * ected : 5%	5	\$300	
Masonry: Limestone	77% 0-2	\$89,000	LIFE	* *	5	\$3,000	
	Joint Mortar Miss/Er Location : Parapet Staining/Discoloring, Location : Decorati	Walls Extent : Light, Arc					
Metal Panel	3%		2052	* *	5	\$400	
Metal Rail	5%		2037	* *	5-10	\$2,800	
Roof						•	
Metal Panel	3%		2037	* *	10	\$700	
Roll Roofing	97% Now Blisters, Extent: Seve Location: Main Roo Miss/Damaged Flash	of		\$78,400	5	\$10,200	
	Location : Main Roc Seams Open/Split, Ex	pf					
	Location : Main Roc		**				

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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4228

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors						_		
Cast in Place Concrete	5%			LIFE	* *	5	\$3,200	
Ceramic Tile	5%		40.600	2041	* *	5	\$1,500	
Marble Panels	5%	0-2	\$9,600	LIFE	**	5	\$1,100	
	-	_	Extent : Severe, A. Floor Stair Treads A					
Sheet Vinyl/Rubber	10%			2032	\$191,000	5	\$4,400	
Terrazzo	2%			LIFE	**	5	\$500	
Vinyl Tile	73%	2-4	\$11,800	2037	* *	3	\$8,100	
vinyi ine			Extent : Light, Are		ed : 10%	5	ψ0,100	
	_	: Baement	_					
Interior Walls								
Ceramic Tile	5%			2035	\$157,300	5	\$2,900	
Masonry: Brick	5%			LIFE	* *			
Plaster	85%			LIFE	* *	5	\$14,700	
Wood	5%			LIFE	* *	5	\$11,500	
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	\$700	
Plaster	70%			LIFE	* *	5	\$12,900	
Plaster	15%			LIFE	* *	5	\$2,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	15%			2052	* *			
Chain Link	10%			2042	* *			
Iron Picket	75%	4+	\$3,800	2052	* *			
		_	xtent : Light, Area	Affected	: 20%			
	Location	: Perimete	er Fencing					
Free Standing Walls								
Masonry: Brick	100%			2052	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2042	* *			
			Extent : N/A, Area A					
			est And South Peri					
<del>-</del>	Explana	tion: This	Element Actually G	Franite B	locks			
Site Pavements								
Public Sidewalk	1000/			2045	* *			
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways	550/	0.2		2027	* *			
Cast in Place Concrete	55%	0-2	Fortant 116 1	2037				
	_	_	Extent : Moderate torage Area Adjace	-	-	ront		
Masonry: Granite	45%	0-2	\$200	LIFE	* *			
-: <b>y · -:</b>			od, Extent : Moder		a Affected : 15%			
			nding At Staff Entro		50			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4228

Architecture	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Activity Yard

Cast in Place Concrete 100% 2-4 \$10,000 2052 \*\*

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

Location : Off East Broadway Entrance

Electrical	Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	100%		2052	**	5	\$100	
	Other Observation, E Location : Electrica	al Room Basement					
C'4-1/ C'4-111	Explanation: One	1600 Ampere Main	Disconn	ect Switch			
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, E Location : Electrica Explanation : 3 Ver	al Room	2052 Affected	**: 100%	5	\$100	
Raceway	Explanation . 3 ver	iicai seciions					
Conduit	100%		2052	* *	1		
Panelboards							
Fused Disc Sw	5%		2048	* *	5		
Molded Case Bkrs	95%		2048	* *	5	\$500	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2045	* *	5	\$100	
Ground							
Grounding Devices					_		
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting Fluorescent	85%		2037	* *	10	¢15 200	
Fluorescent	85% T-5 Lamps And Fixtu Location : Through	_			10	\$15,300	
Fluorescent	10%		2037	* *	10	\$1,800	
	T-8 Lamps And Fixtu Location : Basemen	-	Area Affe	ected : 100%		,	
Fluorescent	5%		2037	* *	10	\$900	
	Compact Fluorescent Location : Hallway	0	tht, Area	Affected : 100%			
Egress Lighting	<u> </u>						
Emergency, Battery	50%		2037	* *	10	\$2,400	
Exit, Service	50%		2037	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4228

Electrical	Current Repa	Current Repair Future Replacement Maintenance		Replacement Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Exterior Lighting								
HID	20%	2037	* *	10				
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%	2037	* *	1	\$700			
	Other Observation, Exten	t : Light, Area Affected .	: 100%					
	Location : Reading Areas And Hallways							
	Explanation: CCTV Sur	veillance Cameras						
Generic	10%	2037	* *	1	\$700			
	Other Observation, Exten	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Reading Areas And Hallways And Exit Doors							
	Explanation: Intrusion.	Alarm And Motion Sens	or					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2037	* *	1-3	\$3,600			
_	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lig And Fire Alarm Panel	hts, Manual Pull Statio	ns, Alarm Bells, S	moke De	tectors, Horns			

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment						
Furnace	70%	2032	\$42,500	1	\$6,800	
	Other Observation, Extent: Lig Location: Roof Explanation: 3 Rooftop Pack		: 70%			
Hot Water Boiler	30%	2045	* *	1	\$2,900	
	Other Observation, Extent : Lig Location : Basement Boiler R Explanation : 1 Brand New U	oom	: 100%			
Distribution						
Hot Wtr Piping/Pump	30%	2040	* *	4	\$300	
No Component	70%					
Terminal Devices						
Convector/Radiator	30%	2037	* *	1	\$1,900	
No Component	70%					
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4228

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	80%	,		2032	\$262,100	2	\$1,000	
	Location	n:Roof	Extent : Light, Area oftop Package Unit		: 80%			
Split Unit	15% Other Obs	servation, E n : Roof	Extent : Light, Area	2032	\$69,500 : 15%			
Window/Wall Unit	<u>Explana</u> 5%	tion : 6 Un	llS. R-22	2026	\$3,700	1		
Terminal Devices	370	1		2020	\$3,700	1		
Fan Coil - 2 Pipe No Component	15% 85%			2032	\$89,200	1	\$1,000	
Heat Rejection Evaporative Condenser No Component	15% 85%			2032	\$15,400	2	\$2,100	
Ventilation								
Distribution Ductwork/Diffusers	100% Insul. Det Location	teriorating,	\$17,100 Extent : Moderate,	LIFE Area Aff	* * Fected : 5%	2-5	\$11,000	
Exhaust Fans		<u> </u>						
Roof Plumbing	100%	)		2032	\$37,800	2	\$600	
H/C Water Piping Brass/Copper	100%	1		2042	* *	1		
Water Heater With Tanks	10070							
Gas Fired	100%	)		2030	\$16,900	2		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIIL		1		
Cast Iron	100%	)		LIFE	* *	1		
Fixtures Generic	100%	,						
Vertical Transport Elevators								
Hydraulic	Location	servation, E	Extent : Light, Area nt To 4th Floor it	LIFE Affected	**			
Fire Suppression								
Sprinkler No Component	80%							
No Component Generic	20%			2042	* *	1-2	\$1,100	
Fire Pump Generic	100%			2035	\$18,600	1	\$3,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.

Borough : BRONX Agency's Number : S05

Area Sq Ft : 11,861 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 19-Apr-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3558 Lot : 14 BIN : 2021838

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$466,800
Total		\$466,800
Importance Code B		\$466,800
Total		\$466,800

Total	\$110,800	\$3,300	\$8,100	\$4,600
Importance Code C	\$3,900			
Importance Code B	\$50,000	\$2,700	\$6,700	\$4,000
Importance Code A	\$56,900	\$600	\$1,400	\$600
Total	\$110,800	\$3,300	\$8,100	\$4,600
Mechanical	\$7,400	\$2,200	\$4,600	\$1,900
Electrical	\$1,300	\$1,100	\$1,400	\$1,200
Interior Architecture	\$45,800		\$1,300	\$1,500
Exterior Architecture	\$56,300		\$800	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 SOUNDVIEW BRANCH LIBRARY

Asset #: 13367

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%		LIFE	* *	5	\$9,000		
Masonry: Granite	45%	4+ \$42,300	LIFE	* *	5	\$5,400		
		Miss/Erod, Extent : Moder	ate, Area	ı Affected : 2%				
		Front Facade						
Metal Panel	10%		2055	* *	5-10	\$11,100		
Windows								
Aluminum	100%		2043	* *	5	\$1,600		
Parapets								
Concrete Masonry Unit	60%		LIFE	* *	5-10	\$11,900		
		vation, Extent : Light, Area	Affected	: 100%				
		Parapet Walls						
		n : Covered With Roof Men						
Metal Panel	40%		2055	* *	5	\$5,600		
Roof								
Modified Bitumen	100%		2040	* *	10	\$31,000		
		Drains Inad/Misposn, Extent: Moderate, Area Affected: 2%						
	Location:	Loose Granulars Of Roofin	g In Roo	f Drains				
Soffits								
Stucco Cement	100%		2048	* *	5			
Interior								
Floors	200/			* *	_	Ф22 200		
Cast in Place Concrete	30%		LIFE	**	5	\$23,300		
Mosaic Tile	2%		2048	* *	5	\$900		
Terrazzo	2%	4. 016.000	LIFE	* *	5	\$600		
Vinyl Tile	66%	4+ \$16,000	2040		3	\$4,400		
		trate, Extent : Light, Area A Throughout	чујества :	30%				
		i nrougnoui l, Extent : Moderate, Area A	Affactad :	200/				
	Location:		чујестеа .	2070				
Interior Walls	Locuiton .	Corridors						
	97%		LIFE	* *	5	\$7.400		
Concrete Masonry Unit Glass: Single Pane	1%		LIFE	* *	5	\$7,400 \$100		
Metal Panel	1%		LIFE	* *	10	\$100		
Granite Panels	1%		LIFE	* *	10			
Ceilings	1 / 0		LIII		10			
AcousTileConcealSpLn	85%	4+ \$12,000	2048	* *	5	\$9,400		
AcoustineConceatSpLii		ing Elements, Extent : Ligh			5	Ψ2,π00		
		Throughout	i, 111 ca 11j	geerea : 1570				
		Turougnoui Bulging, Extent : Moderate,	Area Aft	ected · 15%				
	-	Juiging, Exiem : Moderdie, Throughout	111 Cu 11jj	ccica . 15/0				
A 05T:1-C T T		1 iii ougiioui	2040	* *		¢1 000		
AcousTileSusp.Lay-In	10%		2048	* *	5 5 10	\$1,800 \$2,100		
Gypsum Board Site Enclosure	5%		LIFE		5-10	\$3,100		

Site Enclosure

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 SOUNDVIEW BRANCH LIBRARY

Asset #: 13367

Architecture	С	urrent R	lepair	Futur	e Replaceme	nt	Ma	aintenance	
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	Estimated C	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure									
Fence/Gates									
Chain Link	80%			2055		* *			
Iron Picket	20%			2070		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2048		* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location : S	Soundvie	w Avenue						
On-Site Walkways									
Cast in Place Concrete	70%			2048		* *			
Masonry: Brick	30%			2045		* *			

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2035	\$43,000	5	\$300	
		Extent: N/A, Area Aff	fected :	100%			
	Location : Electri						
	Explanation : Ma	in Service Disconnect	Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2035	\$43,000	5	\$300	
Raceway							
Conduit	95%		2035	\$34,700	1		
Conduit	5%		2055	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	\$1,000	5		
Molded Case Bkrs	20%		2043	* *	5	\$100	
Molded Case Bkrs	65%		2034	\$12,900	5	\$200	
Molded Case Bkrs	10%		2051	* *	5		
Wiring							
Thermoplastic	75%		2035	\$24,700	1		
Thermoplastic	5%		2055	* *	1		
Thermoplastic	20%		2045	* *	1		
Motor Controllers							
Locally Mounted	50%		2033	\$23,700	5		
Locally Mounted	50%		2048	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
LED	100%		2043	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13367

Electrical	Current Rep	air Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2043	* *	10	\$1,400	
Exit, Service	50%	2043	* *	1		
Exterior Lighting						
LED	10%	2043	* *			
No Component	90%					
Alarm						
Security System						
Generic	100%	2043	* *	1	\$4,400	
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location : Reading Are	eas, Outside Perimeter				
	Explanation: CCTV St	ırveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2043	* *	1-3	\$7,300	
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location: Throughout	The Building				
	Explanation : Smoke D	etector, Strobes Lights, .	Alarm Bells, Horns	, Manua	l Pull Stations	

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating					
Energy Source					
Natural Gas	100%	2055 **	* 1		
Conversion Equipment					
Hot Water Boiler	100%	2048 *	* 1	\$5,900	
Distribution					
Hot Wtr Piping/Pump	100%	2043 **	* 4	\$900	
Controls					
Electrical	100%	2033 \$65,300	)		
Air Conditioning					
Energy Source					
Electricity	100%	2051 **	* 1		
Conversion Equipment					
Reciprocating	100%	2035 \$173,400	) 1	\$5,500	
Compr/Chiller					
	Other Observation, Extent : Light	t, Area Affected : 100%			
	Location: Basement				
	Explanation: R-407				
Terminal Devices					
Air Handler/Cool/Ht	100%	2035 \$228,100	) 1	\$7,300	
Heat Rejection					
Dry Cooler	100%	2040 **	* 2	\$8,300	
	Recent Installation, Extent: N/A, Location: Roof	Area Affected : 100%			

#### Ventilation

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13367

echanical	Current Repair	Future Repla	acement	M	aintenance	
vstem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ntilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,500	
Exhaust Fans						
Roof	10%	2040	* *	2		
	Recent Installation, Extent: N/A, All Location: Roof	rea Affected : 100%				
Roof	10%	2035	\$2,300	2		
No Component	80%	-000	Ψ=,εσσ	_		
rve compenent	Other Observation, Extent : Light, A	Area Affected : 0%				
	Location : Basement					
	Explanation : Air Handling Unit S	Serves Library For V	entilation F	Purposes		
ımbing	1	· · · · · · · · · · · · · · · · · · ·				
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2033	\$16,900	2		
	Other Observation, Extent : Light, A	Area Affected : 100%				
	Location: Basement					
	Explanation: 40 Gallons					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2040	* *	4	\$300	
	Other Observation, Extent : Light, A Location : Basement					
	Explanation : No Sump Pump Obs	served				
Fixtures						
Generic	100%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : SPUYTEN DUYVIL BRANCH LIBRARY

Address : 650 WEST 235TH ST. @ INDEPENDENCE AVE.

Borough : BRONX Agency's Number : S06
Program / Asset # : NPL0S06.000 / 13368 Yr Built/Renovated : 1971 /

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 07-Jun-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 5915 Lot : 70 BIN : 2085867

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$108,400	
Mechanical		\$322,100
Total	\$108,400	\$322,100
Importance Code B	\$108,400	\$322,100
Total	\$108,400	\$322,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$42,800			
Interior Architecture	\$10,300		\$5,800	
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$7,200	\$1,300	\$5,300	\$1,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$68,200	\$9,200	\$19,100	\$9,100
Importance Code A	\$43,200	\$400	\$400	\$400
Importance Code B	\$19,200	\$8,800	\$18,700	\$8,700
Importance Code C	\$5,900			
Total	\$68,200	\$9,200	\$19,100	\$9,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13368

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem	% of		<b>Estimated Cost</b>		Estimated Cost	Cvcle	<b>Estimated Cost</b>	Priorit
Component Type	Total	(Years)	25000000	FY	25000000	(Yrs)	25000000	
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$11,400	
Masonry: Brick	2%			LIFE	* *	5	\$500	
Metal Panel	3%			2045	* *	5-10	\$2,300	
Pre-Cast Concrete	85%	Now	\$34,800	LIFE	* *	5	\$31,400	
	-		ure, Extent : Moder	rate, Ared	a Affected : 25%			
		: Through						
			ed, Extent : Modera	te, Area	Affected : 25%			
		: Through						
	_	_	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Facades						
Windows	10007			20.51	ماد دان	-	<b>4.3</b> 00	
Aluminum	100%			2051	* *	5	\$4,200	
Parapets Motel Panel	100%			2055	* *	5	¢1 500	
Metal Panel	100%			2033		5	\$1,500	
Roof	10%			2063	* *	10	\$5,800	
Copper/Terne IRMA/Protected	90%			2003	* *	10	\$20,700	
Membrane	<del>90</del> 70			2040		10	\$20,700	
terior								
Floors								
Carpet	90%			2037	* *	3	\$17,300	
•	Recent Re	place Evide	ent, Extent : N/A, A	rea Affec	cted : 100%			
	Location	: Library	Area And Offices					
Cast in Place Concrete	5%			LIFE	* *	5	\$2,800	
Mosaic Tile	3%			2040	* *	5	\$1,000	
Vinyl Tile	2%			2035	\$7,000	3	\$100	
•	Worn/Eroc	ded, Extent	: Light, Area Affec	ted : 10%	6			
	Location	: Basemer	ıt Lunch Room					
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$2,200	
Concrete Masonry Unit	80%			LIFE	* *	5	\$5,700	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Gypsum Board	5%			LIFE	* *	5-10	\$800	
Ceilings	0.50	0.5	<b>#</b> 100.400	2077		-	<b>^-</b> 40°	
AcousTileConcealSpLn	85%		\$108,400	2055	**	5	\$7,100	
			ents, Extent : Mod		ea Affected : 10%			
			oom, Throughout L		250/			
		ted, Extent 1 : Through	: Moderate, Area A	<i>ујестеа</i> :	25%			
D 10: 0			Oui	TIPE	ale de	<i>7.10</i>	<b>44 50</b> 0	
Exposed Struc: Concrete				LIFE	* *	5-10	\$1,700	
Gypsum Board	5%			LIFE	* *	5-10	\$2,300	
te Enclosure Fence/Gates								
Fence/Gates Iron Picket	100%			2070	* *			
Retaining Walls	10070			2070	. •			
Cast in Place Concrete	100%			2070	* *			
Cast III I lace Colletete	100/0			2070				

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13368

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2048	* *			

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts	•							
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
		: Electrica						
	Explanat	tion : Main	Service Disconnec	t Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
Raceway								
Conduit	95%			2035	\$34,700	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	\$1,000	5		
Molded Case Bkrs	95%			2034	\$18,800	5	\$200	
Wiring								
Thermoplastic	95%			2035	\$31,300	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	\$23,700	5	\$100	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
ighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2043	* *	1		
Emergency, Battery	50%			2043	* *	10	\$900	
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
larm								
Security System								
Generic	100%	_		2043	**	1	\$2,800	
			xtent : N/A, Area A	-	100%			
		_	Areas, Outside Per					
	Explanat	tion : CCT	<sup>7</sup> Surveillance Can	eras				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13368

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2043 **	1-3 \$4,600	
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Statiosn, Alarm Bells,	Smoke Detectors, Horns	

Mechanical	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Natural Gas	100%		2055	* *	1		
Conversion Equipment Hot Water Boiler	100%		2040	* *	1	\$3,700	
Distribution							
Hot Wtr Piping/Pump	100%		2051	* *	4	\$600	
Terminal Devices							
Air Handler	50%		2030	\$69,900	1	\$2,300	
	On Extended I	Life, Extent : Moderate, A	rea Affec	ted : 100%			
	Location: B	asement					
Convector/Radiator	50%		2048	* *	1	\$1,200	
Controls							
Electrical	100%		2033	\$41,300			
ir Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Reciprocating	100%		2030	\$109,600	1	\$3,500	
Compr/Chiller							
	On Extended I Location : Ro	life, Extent : Moderate, A pof	rea Affec	ted : 100%			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$12,200	
Terminal Devices							
Air Handler/Dir	100%		2030	\$142,500	1		
Expansion							
Heat Rejection				***			
Air Cooled Condenser	100%		2030	\$21,500	2	\$5,200	
Unit							
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6.600	
	100%		LIFE	. · ·	2-3	\$6,600	
Exhaust Fans Roof	80%		2040	* *	2	\$200	
Roof	80% 20%		2040	* *	2 2	\$200	
lumbing	2070		2040				

#### Plumbing

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13368

echanical	Current Repai	ir F	uture F	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)		ear E Y	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ımbing							
H/C Water Piping							
Galvanized Steel	100%	20	48	* *	1		
Water Heater With Tanks							
Gas Fired	100%	20	33	\$16,900	2		
	Other Observation, Extent	: Light, Area Affe	cted : 1	00%			
	Location: Basement						
	Explanation: One Unit 4	40 Gallons					
Sanitary Piping							
Cast Iron	100%	LI	FE	* *	1		
Storm Drain Piping							
Cast Iron	100%	LI	FE	* *	1		
Sump Pump(s)							
Non-Submersible	100%	20	40	* *	4	\$200	
Sewage Ejector(s)							
Compressed Air	100% Now	\$100 20	35	\$2,400	4	\$100	
•	Malfunctioning, Extent : M	Ioderate, Area Aff	ected :	10%			
	Location : Basement						
Fixtures							
Generic	100%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : ST. AGNES BRANCH LIBRARY

Address : 444 AMSTERDAM AVE. @ WEST 81ST ST.

Borough : MANHATTAN Agency's Number : S01

Area Sq Ft : 19,292 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 19-May-2021 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

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

Block : 1229 Lot : 31 BIN : 1032683

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$209,100	\$108,600
Interior Architecture	\$121,600	
Mechanical		\$290,700
Total	\$330,600	\$399,300
Importance Code A	\$209,100	\$108,600
Importance Code B	\$121,600	\$290,700
Total	\$330,600	\$399,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,600	\$5,900	\$28,300	
Interior Architecture	\$4,000	\$300	\$300	
Electrical	\$500	\$20,600	\$800	\$500
Mechanical	\$1,800	\$1,800	\$3,800	\$1,800
Site Enclosure	\$6,400			
Site Pavements	\$2,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$42,600	\$35,800	\$40,500	\$9,400
Importance Code A	\$21,500	\$6,900	\$29,300	\$1,000
Importance Code B	\$11,400	\$28,900	\$11,200	\$8,500
Importance Code C	\$9,700			
Total	\$42,600	\$35,800	\$40,500	\$9,400



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13363

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	Location:	r Miss/Ero Rear Wes d, Extent	: Severe, Area Affe			5	\$23,400	
Masonry: Limestone	50%			LIFE	* *	5	\$19,500	
Metal Panel	5%			2052	* *	5-10	\$17,900	
Windows								
Metal Louvers	5%			2035	\$17,900	10	\$1,900	
Wood	95%			2048	* *	5	\$56,600	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Masonry: Limestone	25%			LIFE	* *	5	\$1,100	
Metal Panel	15%			2052	* *	5	\$2,000	
Metal Rail	5%			2045	* *	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
D. C								
Roof Modified Bitumen	85%	Now	\$10,900	2032	\$108 600			
Modified Bitumen	Seams Open Location :	-	\$10,900 tent : Severe, Area nd Corners On Up	per And	Lower Roofs			
Modified Bitumen  Skylight, Metal/Glass	Seams Open Location: 5%	/Split, Ex Seams Ar	tent : Severe, Area nd Corners On Up	Affected per And 2052	: 10% Lower Roofs **	10	\$1,800	
Modified Bitumen	Seams Open Location: 5% 10%	/Split, Ext Seams Ar 4+	tent : Severe, Area nd Corners On Up \$9,700	Affected per And 1 2052 LIFE	: 10% Lower Roofs **	10 5	\$1,800 \$14,400	
Modified Bitumen  Skylight, Metal/Glass	Seams Open Location: 5% 10% Water Penet	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And I 2052 LIFE Affected	: 10% Lower Roofs ** **			
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing	Seams Open Location: 5% 10% Water Penet	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700	Affected per And I 2052 LIFE Affected	: 10% Lower Roofs ** **			
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior	Seams Open Location: 5% 10% Water Penet	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And I 2052 LIFE Affected	: 10% Lower Roofs ** **			
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors	Location:  5% 10% Water Penel Location:	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And I 2052 LIFE Affected Of Sloped	: 10% Lower Roofs ** **	5	\$14,400	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete	Seams Open Location: 5% 10% Water Penet Location:	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And I 2052 LIFE Affected Of Sloped	: 10% Lower Roofs ** ** : 5%	5	\$14,400	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile	Seams Open Location: 5% 10% Water Penet Location: 15% 5%	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And 2 2052 LIFE Affected Of Sloped LIFE 2041	: 10% Lower Roofs ** ** : 5% ! Plane	5 5 5	\$14,400 \$10,300 \$1,600	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels	Seams Open Location: 5% 10% Water Pener Location: 15% 5% 5%	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And 2 2052 LIFE Affected Of Sloped LIFE 2041 LIFE	: 10% Lower Roofs ** : 5% ! Plane **	5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone	Seams Open Location: 5% 10% Water Penel Location: 15% 5% 5% 5% 3%	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE	: 10% Lower Roofs ** ** : 5% ! Plane ** **	5 5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo	Location :	Seams An  4+  ration, Ex	tent : Severe, Area nd Corners On Up \$9,700 tent : Light, Area	Affected per And I 2052 LIFE Affected Of Sloped LIFE 2041 LIFE LIFE LIFE	: 10% Lower Roofs ** ** ! 5% ! Plane ** **	5 5 5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile	Location :	Seams Ar 4+ Gration, Ex Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner (	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** **	5 5 5 5 5 5 5 3	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo	Location :	Seams Ar  4+ tration, Ex Upper No	tent : Severe, Area nd Corners On Up \$9,700 ctent : Light, Area orth East Corner (	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037 2047	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** **	5 5 5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile	Location :	Now  Now  display  A+  Aration, Ex  Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner ( \$121,600 Extent : Severe, Ar	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037 2047	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** **	5 5 5 5 5 5 5 3	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900	
Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile Wood	Location :	Now  Now  display  A+  Aration, Ex  Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner ( \$121,600 Extent : Severe, Ar	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037 2047	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** **	5 5 5 5 5 5 5 3	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900	
Modified Bitumen  Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile Wood  Interior Walls	Seams Open Location: 5% 10% Water Penet Location: 15% 5% 5% 3% 4% 8% 60% Deteriorated Location:	Now  Now  display  A+  Aration, Ex  Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner ( \$121,600 Extent : Severe, Ar	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037 2047 ea Affect	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** **	5 5 5 5 5 5 3 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900 \$17,600	
Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile Wood  Interior Walls Ceramic Tile	Seams Open Location: 5% 10% Water Penel Location: 15% 5% 5% 4% 8% 60% Deteriorate Location:	Now  Now  display  A+  Aration, Ex  Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner ( \$121,600 Extent : Severe, Ar	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037 2047 ea Affect	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** ** ** **	5 5 5 5 5 5 5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900 \$17,600	
Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile Wood  Interior Walls Ceramic Tile Glass: Single Pane	Location :	Now  Now  display  A+  Aration, Ex  Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner ( \$121,600 Extent : Severe, Ar	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE 2037 2047 ea Affect  2041 LIFE	** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900 \$17,600 \$2,300 \$1,700	
Skylight, Metal/Glass Sloped Glazing  terior Floors Cast in Place Concrete Ceramic Tile Marble Panels Panel/Paver: Bluestone Terrazzo Vinyl Tile Wood  Interior Walls Ceramic Tile	Seams Open Location: 5% 10% Water Penel Location: 15% 5% 5% 4% 8% 60% Deteriorate Location:	Now  Now  display  A+  Aration, Ex  Upper No	tent : Severe, Area nd Corners On Up \$9,700 stent : Light, Area orth East Corner ( \$121,600 Extent : Severe, Ar	Affected per And 2 2052 LIFE Affected Of Sloped  LIFE 2041 LIFE LIFE LIFE 2037 2047 ea Affect	: 10% Lower Roofs ** ** ! 5% ! Plane ** ** ** ** **	5 5 5 5 5 5 5 5 5 5	\$14,400 \$10,300 \$1,600 \$1,200 \$700 \$1,000 \$900 \$17,600	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13363

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Interior								
Ceilings						_		
AcousTileSusp.Lay-In	2%			2037	* *	5	\$600	
Exposed Struc: Concrete	2%	Now	\$2,000	LIFE	* *	5	\$100	
	•	v	nt, Extent : Severe,	Area Af	fected : 10%			
	Location	: Vault Are	ea Under Sidewalk					
Gypsum Board	25%			LIFE	* *	5	\$9,800	
Plaster	46%			LIFE	* *	5	\$9,000	
Plaster	25%			LIFE	* *	5	\$4,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$6,400	2062	* *			
	Broken/Mi	ssing Elem	ents, Extent : Sever	e, Area A	Affected : 50%			
	Location	: Rear Yar	d. Fence Posts Mis	aligned,	Curbing Is Cracke	ed, Crum	bling	
Iron Picket	50%			2067	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Masonry: Granite	50%	Now	\$2,100	LIFE	* *			
- -	Joint Mort	ar Miss/Er	od, Extent : Severe,	Area Af	fected : 15%			
	Location	: Entry La	nding, Ramp And S	Stairs				
Activity Yard								
Cast in Place Concrete	100%			2030				

Electrical	Current Rep	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5	\$100	
	Other Observation, Exte	nt : Light, Area Affected :	100%			
	Location : Electrical R	oom				
	Explanation: One 1,60	00 Ampere Main Disconn	ect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2052	* *	5	\$100	
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Fused Disc Sw	5%	2048	* *	5		
Molded Case Bkrs	95%	2048	* *	5	\$500	
Wiring						
Thermoplastic	100%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2045	* *	5	\$100	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13363

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting									
Fluorescent	15%	2037	**	10	\$2,700				
	T-5 Lamps And Fixtures, Ext		100%						
	Location : Offices, Baseme								
Fluorescent	85%	2037	* *	10	\$15,000				
	Other Observation, Extent:	22							
	Location: Reading Areas,	-							
	Explanation : Compact Fli	iorescent Light Fixtures							
Egress Lighting									
Emergency, Battery	50%	2037	* *	10	\$2,300				
Exit, LED	50%	2060	* *	1					
Exterior Lighting									
HID	20%	2037	* *	10					
No Component	80%								
Alarm									
Security System									
No Component	80%								
Generic	10%	2037	* *	1	\$700				
		Other Observation, Extent : Light, Area Affected : 100%							
	Location: Inside And Outs								
	Explanation: CCTV Surve	illance Cameras							
Generic	10%	2037	* *	1	\$700				
	Other Observation, Extent:		6						
	Location : Reading Area, F	-							
	Explanation : Intrusion Ald	arm And Motion Sensor							
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2037	* *	1-3	\$3,600				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights Alarm Panel And Horns	s, Manual Pull Stations, Ald	arm Bells, S	moke De	tectors, Fire				

Mechanical	Curren	t Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 ST. AGNES BRANCH LIBRARY

Asset #: 13363

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Furnace	40% Other Observation, Extent : I Location : Roof Explanation : 2 Rooftop Pa		\$26,100 40%	1	\$3,800	
Hot Water Boiler	60% Other Observation, Extent: 1 Location: Basement, Boiled Explanation: 3 Units	2045 Light, Area Affected : 0	**	1	\$5,700	
Distribution Hot Wtr Piping/Pump No Component	60% 40%	2048	* *	4	\$600	
Terminal Devices Air Handler Convector/Radiator No Component Air Conditioning Energy Source	30% 30% 40%	2037 2045	**	1	\$3,600 \$1,900	
Electricity	100%	2048	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	60%  R-22 Refrigerant, Extent : Li	2033	\$198,800	2	\$700	
Exterior Pkg Unit - Cooling	Location: 4th Floor Penthe 40%  R-22 Refrigerant, Extent: Lig Location: 2 Rooftop Packa	ouse 2032 ght, Area Affected : 40	\$91,900	2	\$500	
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,800	
Exhaust Fans Interior Roof	40% 60%	2037 2032	* * \$24,400	2 2	\$200 \$400	
Plumbing H/C Water Piping Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks Gas Fired	100%	2030	\$18,600	2		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2032	\$4,200	4	\$400	
Fixtures Generic	100%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 ST. AGNES BRANCH LIBRARY

Asset #: 13363

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location: Basement To 4th Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2052	* *	1-2	\$1,400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : ST. GEORGE LIBRARY CENTER
Address : 5 CENTRAL AVE. 10 HYATT ST.

Borough : STATEN ISLAND Agency's Number : S02

Area Sq Ft : 25,029 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 26-Jan-2021 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 5 Lot : 74 BIN : 5000030

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$543,700	
Interior Architecture	\$153,900	\$273,200
Electrical	\$27,700	
Mechanical	\$110,000	\$905,700
Total	\$835,300	\$1,179,000
Importance Code A	\$543,700	
Importance Code B	\$240,900	\$1,059,600
Importance Code C	\$50,700	\$119,400
Total	\$835,300	\$1,179,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$41,000			
Interior Architecture	\$540,900			\$14,800
Electrical	\$800	\$71,900	\$500	\$500
Mechanical	\$33,500	\$14,100	\$9,600	\$4,700
Site Enclosure	\$1,300			
Site Pavements	\$5,500			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$637,400	\$100,400	\$24,500	\$34,300
Importance Code A	\$42,200	\$1,200	\$1,200	\$1,200
Importance Code B	\$564,100	\$99,200	\$23,300	\$33,100
Importance Code C	\$31,100			
Total	\$637,400	\$100,400	\$24,500	\$34,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13364

Architecture	Current	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Masonry: Brick	55%		LIFE	* *	5	\$18,300			
Masonry: Granite	5%		LIFE	* *	5	\$1,200			
Masonry: Limestone	35% 0-2	\$90,900	LIFE	* *	5	\$8,700			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : At Wall Penetrations							
Under Construction	5% Other Observation,	Extent : N/A Avea A	ffected :	0%					
	Location:	емені . 1ул, ліси д	уестей.	070					
		rior Piping Scaffold	ling At P	erimeter Of Buildii	าย				
Windows	· · · · · · · · · · · · · · · · · · ·	4 .8		· · · · · · · · · · · · · · · · · · ·	-8				
Metal Louvers	5%		2035	\$23,200	10	\$2,600			
Wood	25% 2-4	\$24,400	2040	* *	5	\$10,600			
		or Windows. Origina	ıl Buildir	ıg					
	Glazing Clouded, Ex Location : 1st Floo	or Windows							
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floo	or Windows. Origina	ıl Buildir	ıg					
Wood	25% 0-2	\$4,200	2040	* *	5	\$10,600			
	Dry Rot/Decay, Exte Location : Window		Affected	! : 25%					
Under Construction	45%								
	Other Observation, Location:	Extent : N/A, Area A	ffected :	0%					
	Explanation : Exte	rior Piping Scaffold	ling At P	erimeter Of Buildii	ıg				
Parapets				-					
Masonry: Limestone	15% 2-4	\$1,000	LIFE	* *	5	\$100			
	Joint Mortar Miss/E Location : Flat Ro	rod, Extent : Light, of. 1980s Additiion	Area Affe	ected : 10%					
Under Construction	85%								
	Other Observation,	Extent : N/A, Area A	ffected :	0%					
	Location:								
	Explanation: Exte	rior Piping Scaffold	ling At P	erimeter Of Buildir	ıg				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13364

Architecture		Current Repair Future Replaceme		e Replacement	nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	<b>5</b> 0 /	0.0	<b>#11 100</b>	2015	* *			
Copper/Terne	7%		\$11,400	2047				
		issing Eiem 1 : Dormer	ents, Extent : Mod Vents	eraie, Ar	ей Ајјесіей : 40%			
Skylight, Metal/Glass	3%			2052	* *	10	\$3,100	
Slate		Now	\$452,800	LIFE	* *			1
		_	ents, Extent : Seve					
		_	out Pitched Roof A		•			
			ss, Extent : Severe,		tected: 20%			
			Gutters. 1960s Add		/			
			Severe, Area Affec	ted : 15%	Ó			
		i : Inrough	out Pitched Roof					
Under Construction	20%							
Interior Floors								
Carpet	75%	Now	\$492,400	2034	\$492,400	3	\$42,100	
Carpet			: Moderate, Area A			3	ψ42,100	
		: Basemer		55				
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Vinyl Tile	15%			2032	\$153,800	3	\$2,800	
Not Accessible	5%							
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	0%			
	Location	ı:						
	Explana	tion : Unde	r Construction Ten	iporary V	Vall			
Interior Walls	-0/				0440 400	_		
Ceramic Tile	5%			2035	\$119,400	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
Glass: Single Pane	2% 40%	Now	\$24.200	LIFE LIFE	* *	5 5	\$700	
Gypsum Board			\$24,300			3	\$10,500	
	Water Penetration, Extent : Severe, Area Affected : 15% Location : Throughout Interior Walls							
Plaster	48%	Now	\$50,700	LIFE	* *	5	\$6,300	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%							
			Floor Various Loca					
			xtent : Severe, Area			_		
<u></u>	Location	: Auditori	um, Shipping / Rec	eiving Ar	ea, 1st Floor Read	ling Roon	n	

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## **NEW YORK PUBLIC LIBRARY - 035** ST. GEORGE LIBRARY CENTER

Asset #: 13364

Architecture		Current l	Repair	Future Replacement		nt	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated (	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior										
Ceilings										
AcousTileSusp.Lay-In	15%			2045		* *	5	\$6,000		
Exposed Struc: Wood		Now	\$23,500	LIFE		* *				
			xtent : Light, Area	Affected	: 10%					
			l West Walls		1 1000/					
			Extent : Moderate, A	Area Affe	cted : 100%					
	Location	-								
			er Construction							
Gypsum Board		Now	\$103,200	LIFE	66 . 1 2007	* *	5	\$24,800		
	_	_	Extent : Moderate		fected: 20%					
			nt Level Various Lo		1 150/					
			xtent : Severe, Area				.~ 1			
0'. E 1	Location	n : Dasemer	it Level, Staff Roon	i, Kejerei	исе коот, кес	ceivin	ig Area			
Site Enclosure Fence/Gates										
Iron Picket	90%	0-2	\$1,300	2067		* *				
Holl I leket			xtent : Moderate, A		cted · 15%					
		n : Railings	mont . model ato, 1	1104 11990	. 1570					
Not Accessible	10%									
1 vot 7 teeessioie			Extent : N/A, Area A	ffected ·	0%					
	Location			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0,0					
	Explana	ition : Unde	er Construction							
Retaining Walls	1		·							
Not Accessible	100%	)								
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	0%					
	Location:									
	Explana	ition : Unde	er Construction							
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%	)		2045		* *				
On-Site Walkways										
Cast in Place Concrete		Now	\$5,500	2037	00 1 200	* *				
	_	_	Extent : Moderate							
			ns With Disabilities		•					
			derate, Area Affect							
	Location	n : Entrance	e Ramp. Full Repla	cement h	tequired					

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Switchgear / Switchboard							
Molded Case Bkrs	100%		2032	\$43,000	5	\$700	
	Other Observation, E	Extent : Moderate, A	1rea Affe	cted : 100%			

Location: Electrical Room Explanation: Main Service Switch Rated At 800 Amperes In The Switchboard

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13364

Electrical	Cı	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Raceway							
Conduit	100%		2032	\$36,500	1		
Panelboards							
Fused Disc Sw	5%		2031	\$1,500	5		
Molded Case Bkrs	95%		2031	\$28,200	5	\$600	
Wiring Thermoplastic	100%		2032	\$33,000	1		
Motor Controllers							
Motor Control Center	20%		2030	\$10,800	5	\$100	
No Component	80%						
round							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting	<b>-</b> 0./			412.000	4.0	44.400	
Fluorescent	5%		2027	\$13,800	10	\$1,100	
		tion, Extent : N/A, Area A	Affected :	100%			
		allways And Attic	. 1 . 5				
		: Compact Fluorescent L					
Fluorescent	85%		2037	**	10	\$19,500	
	_	l Fixtures, Extent : Light,	Area Aff	ected : 100%			
		roughout The Building					
Fluorescent	5%		2027	\$13,800	10	\$1,100	
	T-12 Lamps An Location : B	d Fixtures, Extent : Mod usement	erate, Ar	ea Affected : 100%			
Fluorescent	5%		2037	* *	10	\$1,100	
	T-5 Lamps And	l Fixtures, Extent : Light,	Area Aff	ected : 100%		•	
	Location: C	hildren Reading Room					
Egress Lighting							
Emergency, Battery	50%		2027	\$20,800	10	\$3,000	
Exit, LED	25%		2035	\$2,700	1		
Exit, Service	25%		2027	\$2,100	1		
Exterior Lighting							
HID	20%		2032	\$23,100	10		
No Component	80%						
.larm							
Security System							
No Component	80%						
Generic	20%		2027	\$9,300	1	\$1,900	
		tion, Extent : Moderate,		cted : 100%			
		side And Outside The Bu	_				
	Explanation	: CCTV Surveillance Car	neras And	d Intrusion Alarm S	System		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13364

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	80%			
Generic, Digital	20%	2027 \$12,800	1-3 \$3,100	
_	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation : Strobe Lights, Alarm B	ells, Manual Pull Station, Si	moke Detectors And Horns	

Mechanical	Current Repair		Futur	e Replacement	M	aintenance					
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating											
Energy Source											
Natural Gas	100%			2052	* *	1					
Conversion Equipment											
Hot Water Boiler	100%			2052	* *	1	\$12,400				
		Other Observation, Extent : N/A, Area Affected : 100%									
	Location										
	Explanati	ion : 1 Bran	d New Unit								
Distribution											
Hot Wtr Piping/Pump	100%	0-2	\$2,700	2040	* *	4	\$1,200				
			xtent : Moderate,	Area Afj	fected : 20%						
	Location	: Boiler Roo	om								
Terminal Devices											
Air Handler	50%			2032	\$233,400	1	\$7,700				
Convector/Radiator	5%			2030	\$10,100	1	\$400				
Fan Coil Unit/Heat	45%			2037	* *	1	\$3,600				
Air Conditioning											
Energy Source											
Electricity	100%			2040	* *	1					
Conversion Equipment											
Reciprocating	90%	0-2	\$6,600	2032	\$329,300	1	\$9,400				
Compr/Chiller											
	R-22 Refrig	gerant, Exte	nt : Light, Area A	ffected :	90%						
	Location	: Court Yard	l								
	Other Obse	ervation, Ext	tent : Moderate, A	1rea Affe	cted : 10%						
	Location	: Court Yard	l								
	Explanati	ion : Insulat	ion Is Deteriorati	ng							
Window/Wall Unit	10%			2027	\$9,400	1					
Distribution											
CW & CHW Wtr	100%			2042	* *	4	\$1,900				
Pipe/Pump							•				
Terminal Devices											
Air Handler/Cool/Ht	50%			2032	\$240,600	1	\$7,700				
Fan Coil - 4 Pipe	40%			2037	* *	1	\$3,200				
No Component	10%										

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13364

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	90%			2032	\$102,400	2	\$15,700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	
Exhaust Fans								
Interior	100%			2027	\$110,000	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	40%			LIFE	* *	1		
No Component	60%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 60%			
	Location	: Basemen	t To 2nd Floor					
	Explanat	tion : 1 Uni	it					
Hydraulic	40%			LIFE	* *			
•	Other Obs	ervation, E	xtent : Light, Area	Affected	: 40%			
		: 1st To 2n	_					
	Explanat	tion : 1 Uni	it					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.

Borough : STATEN ISLAND Agency's Number : S07

Area Sq Ft : 12,459 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 07-Oct-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 526 Lot : 63 BIN : 5013792

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$102,900	\$50,400
Site Pavements	\$181,000	
Total	\$283,800	\$50,400
Importance Code A	\$102,900	\$50,400
Importance Code B	\$181,000	
Total	\$283,800	\$50,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$6,000		\$56,900	\$1,100
Interior Architecture	\$40,200	\$800	\$4,400	\$900
Electrical	\$1,300	\$1,400	\$1,300	\$1,200
Mechanical	\$2,700	\$3,200	\$3,700	\$3,300
Total	\$50,300	\$5,400	\$66,200	\$6,500
Importance Code A	\$6,700	\$600	\$57,500	\$1,700
Importance Code B	\$43,700	\$4,500	\$8,700	\$4,800
Importance Code C		\$300		
Total	\$50,300	\$5,400	\$66,200	\$6,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13369

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls Masonry: Brick		etration, E	\$102,900 xtent : Moderate, A			5	\$6,300	
		: Electrica	l And Storage Roo	m In Bas	sement			
Masonry: Limestone	5%			LIFE	* *	5	\$900	
Metal Panel	40%			2053	* *	5-10	\$69,300	
Window Wall	25%			2053	* *	5	\$23,600	
Wood Windows	5%			2038	* *	5	\$6,300	
Aluminum	65%			2049	* *	5	\$2,200	
Wood	35%			2049	* *	5	\$12,100	
Roof	3370			2011			Ψ12,100	
Copper/Terne	5%			2061	* *	10	\$3,700	
Modified Bitumen	60%			2038	* *	10	\$17,600	
Skylight, Plastic	5%			2046	* *	1		
Wood Shingles	30%			2042	* *	10	\$2,900	
Soffits								
Metal Panel	50%			2053	* *	5-10	\$8,400	
Wood	50%			2038	* *	5	\$6,100	
Interior								
Floors Carpet	10%			2032	\$32,700	3	\$3,700	
Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
	Water Pen		xtent : Moderate, A t		cted : 5%	-	+ 1,- 1 1	
Cast in Place Concrete	Cracking/		\$39,300 Extent : Moderate trance, Throughou			5	\$20,400	
Ceramic Tile	5%			2042	* *	5	\$900	
Wood	25%			2048	* *	5	\$8,700	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$700	
Fiberglass Panel	30%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	\$4,400	
Wood	10%			LIFE	* *	5	\$5,400	
Ceilings	6 <b>5</b> 0/				* *			
Exposed Struc: Wood	65%			LIFE	* *	5	¢2.400	
Gypsum Board Plaster	10% 25%			LIFE LIFE	* *	5 5	\$2,400 \$3,000	
Site Enclosure	2370			LIFE		3	\$3,000	
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls	10070			_500				
Cast in Place Concrete	100%			2068	* *			
Retaining Walls					ماد ماد			
Cast in Place Concrete	100%			2068	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13369

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$181,000	2042	* *			
	Sinking/Si	bsiding, Ex	tent : Severe, Area	Affected	l : 20%			
	Location	: At Buildi	ng Corner Sidewa	k Create	s A Tripping Haza	rd		
On-Site Walkways								
Cast in Place Concrete	50%			2046	* *			
Pavers/Stone	50%			2042	* *			
Activity Yard								
Pavers/Stone	100%			2042	* *			

Electrical	Current Repair		e Replacement	M						
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2043	* *	5	\$100					
	Other Observation, Extent : Light,	Area Affected	: 100%							
	Location: Electrical Room									
	Explanation: One 800 Ampere M	1ain Disconne	ct Switch							
Switchgear / Switchboard										
Fused Disc Sw	100%	2043	* *	5	\$100					
Raceway										
Conduit	100%	2043	* *	1						
Panelboards										
Fused Disc Sw	10%	2041	* *	5						
Molded Case Bkrs	90%	2041	* *	5	\$300					
Wiring										
Thermoplastic	100%	2043	* *	1						
Motor Controllers										
Locally Mounted	100%	2038	* *	5	\$100					
Ground										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$200					
Lighting										
Interior Lighting										
LED	100%	2041	* *							
Egress Lighting										
Exit, LED	30%	2061	* *	1						
Exit, Service	10%	2033	\$400	1						
Exit, Battery	60%	2033	\$8,600	10	\$500					
Exterior Lighting										
HID	20%	2038	* *	10						
	Other Observation, Extent : Light,	Area Affected	: 100%							
	Location : Outside Perimeter									
	Explanation : Controlled Via Pho	otocell								
No Component	80%									

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13369

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
Generic	50%	2033	\$11,600	1	\$2,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Exterior And Interior							
	Explanation : Surveillance Camer	as System						
Generic	50%	2033	\$11,600	1	\$2,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Intrusion System							
Fire/Smoke Detection		•				•		
Generic, Digital	100%	2033	\$31,800	1-3	\$7,700			

<b>lechanical</b>	Current Re	pair Futu	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2046	* *	1	\$6,200	
		ent : Light, Area Affectea	: 100%			
	Location: Boiler Roo	om				
	Explanation: 1 Gason	line Fired Hot Water Boil	'er			
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$600	
Terminal Devices						
Air Handler	50%	2038	* *	1	\$3,900	
Convector/Radiator	50%	2046	* *	1	\$2,000	
	Other Observation, Ext	ent : Light, Area Affected	: 70%			
	Location : Throughou	ıt Main Library				
	Explanation: Under I	Floor Radiant Heating P	anels			
r Conditioning						
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment						
Reciprocating	95%	2038	* *	1	\$5,500	
Compr/Chiller						
Split Unit	5%	2038	* *			
Distribution						
CW & CHW Wtr	100%	2053	* *	4	\$600	
Pipe/Pump						
Terminal Devices						
Air Handler/Cool/Ht	100%	2038	* *	1	\$7,700	
entilation					4 : 5 : 4 :	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,900	
	10070	En E			40,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13369

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2038	* *	2	\$400	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater With Tanks						
Electric	100%	2031	\$46,900	4		
	Other Observation, Extent : Light, A	00	: 100%			
	Location: Janitor Closet And Base	ment				
	Explanation: 2 Point Of Use Elect	ric Hot Wate	er Heaters			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2027	\$400	4	\$400	
Backflow Preventer						
Generic	100%	2038	* *	1	\$800	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: 1st Floor					
	Explanation: 1st Floor Closet					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	80%					
Generic	20%	2053	* *	1-2	\$700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : THROG'S NECK BRANCH LIBRARY

Address : 3025 CROSS BRONX EXPRESSWAY NEAR DEWEY AVE.

Borough : BRONX Agency's Number : T01

Area Sq Ft : 8,280 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 07-Mar-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5439 Lot : 1 BIN : 2077131

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$212,000
Total		\$212,000
Importance Code B		\$212,000
Total		\$212,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$32,900			
Interior Architecture	\$4,600		\$4,100	\$1,100
Electrical	\$900	\$800	\$1,000	\$800
Mechanical	\$7,500	\$1,000	\$5,400	\$800
Site Enclosure	\$14,500			
Total	\$60,400	\$1,800	\$10,500	\$2,700
Importance Code A	\$33,300	\$400	\$400	\$400
Importance Code B	\$11,300	\$1,400	\$10,100	\$2,300
Importance Code C	\$15,800			
Total	\$60,400	\$1,800	\$10,500	\$2,700



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

Architecture	Curi	ent Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls								
Concrete Masonry Unit	100% 2-4	+ ,	LIFE	* *	5	\$11,400		
	-	oling, Extent : Moderate						
		Base Of Entire Perimete	_	-	nish Fail	ing		
		on, Extent : Light, Area		: 100%				
	Location : Ext	erior Facade, Rear Cou	ırtyard					
	Explanation : .	Split Face Exposed Agg	regate Co	oncrete Block				
Windows								
Aluminum	100%		2051	* *	5	\$2,600		
Parapets								
Concrete Masonry Unit	50%		LIFE	* *	5-10	\$3,800		
		on, Extent : Light, Area	Affected	: 50%				
	Location : Par	•						
	Explanation:	Covered With Roof Men	nbrane					
Pre-Cast Concrete	50%		LIFE	* *	5	\$8,700		
Roof								
Modified Bitumen	100%		2040	* *	10	\$18,400		
Interior								
Floors								
Cast in Place Concrete	8%		LIFE	* *	5	\$3,000		
Ceramic Tile	2%		2044	* *	5	\$200		
Vinyl Tile	90%		2035	\$212,000	3	\$3,900		
Interior Walls								
Ceramic Tile	2%		2044	* *	5	\$100		
Concrete Masonry Unit	98%		LIFE	* *	5	\$2,600		
Ceilings								
AcousTileSusp.Lay-In	95%		2048	* *	5	\$8,200		
Exposed Struc: Steel	5%		LIFE	* *	10	\$900		
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100% No	+ /	2055	* *				
	-	Elements, Extent : Seve						
		cast Concrete Copings .		-	l			
		ss/Erod, Extent : Severe						
	Location : Fre	estanding Wall Enclosu	re At Baci	k				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		2040	* *				
On-Site Walkways							· · · · · · · · · · · · · · · · · · ·	
Cast in Place Concrete	100%		2040	* *				

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
			xtent : N/A, Area A	ffected :	100%			
		: Electrica		. G 1	D . I			
G ': 1 / G ': 11 1	Explana	tion : Main	Service Disconnec	t Switch	Rated At 400 Ampo	eres		
Switchgear / Switchboard	1000/			2025	\$42,000	5	\$200	
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
Raceway Conduit	80%			2035	\$29,200	1		
Conduit	20%			2033	\$29,200 * *	1 1		
Panelboards	2070			2043		1		
Fused Disc Sw	5%			2034	\$1.000	5		
Molded Case Bkrs	45%			2043	**	5	\$100	
Molded Case Bkrs	50%			2034	\$9,900	5	\$100	
Wiring					<i>\$2,500</i>		<b>\$100</b>	
Thermoplastic	60%			2035	\$19,800	1		
Thermoplastic	40%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	\$9,500	5		
Locally Mounted	40%			2040	* *	5		
Variable Frequency	20%			2048	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting	4000/			• • • •	ماد ماد	4.0	<b>A</b>	
Fluorescent	100%		37/4 4	2040	**	10	\$7,600	
			xtent : N/A, Area A	ffected :	100%			
		_	out The Building					
Eman Linking	Expiana	tion : T-8 L	amps					
Egress Lighting Emergency, Battery	50%			2035	\$6,900	10	\$1,000	
Exit, Service	50%			2035	\$1,400	10	\$1,000	
Exterior Lighting	3070			2033	\$1,700	1		
LED Lighting	20%			2040	* *			
No Component	80%			2040				
Alarm	0070							
Security System								
Generic	100%			2040	* *	1	\$3,100	
		ervation, E	xtent : N/A, Area A		100%			
	Location	: Reading	Areas, Outside Per	imeter				
	Explana	tion : CCT	V Surveillance Cam	ieras				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2040	* *	1-3	\$5,100	
	Other Observation, Extent: N/A, Area A	Affected :	100%			
	Location : Throughout The Building					

Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	<u>'</u>						•
Energy Source							
Natural Gas	100%		2055	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$4,100	
	Insul. Deteriorating		Area Afj	fected : 5%			
	Location: Mechar	nical Room					
Distribution							
Hot Wtr Piping/Pump	100%		2051	* *	4	\$600	
Terminal Devices							
Air Handler	50%		2040	* *	1	\$2,600	
Convector/Radiator	50%		2048	* *	1	\$1,300	
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Interior Pkg Unit -	100%		2036	* *	2	\$500	
Cooling							
	R-410a Refrigerant,	Extent : Light, Area	Affected	d : 100%			
	Location: Roof						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$13,500	
Heat Rejection							
Air Cooled Condenser	100%		2040	* *	2	\$5,800	
Unit							
Ventilation							
Distribution 1.72:52	1000/			* *	2.5	Φπ 200	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,300	
Exhaust Fans	1000/		20.40	عان با	2	<b>#200</b>	
Roof	100%		2040	* *	2	\$300	
Plumbing							
H/C Water Piping	1000/		2040	* *	1		
Galvanized Steel	100%		2048	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

echanical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	est Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
mbing						
Water Heater With Tanks						
Gas Fired	100%	2033	\$16,900	2		
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: 1st Floor					
	Explanation: Two 40 Gallon					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	95%					
Generic	5%	2040	* *	1		
	Other Observation, Extent : Light, A	rea Affected	: 5%			
	Location : Mechanical Room					
	Explanation: Boiler					
Fixtures						
Generic	100%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : TOMPKINS SQUARE BRANCH LIBRARY

Address : 331 EAST 10TH ST. @AVENUE B

Borough : MANHATTAN Agency's Number : T02

Area Sq Ft : 14,703 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 22-Apr-2021 Landmark Status : EXTERIOR LANDMARK

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

Block : 404 Lot : 39 BIN : 1005147

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$410,300	\$129,500
Interior Architecture	\$51,900	\$160,600
Mechanical		\$547,300
Total	\$462,200	\$837,300
Importance Code A	\$410,300	\$129,500
Importance Code B	\$51,900	\$621,800
Importance Code C		\$86,100
Total	\$462,200	\$837,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,800			
Interior Architecture	\$25,800	\$6,100	\$288,000	
Electrical	\$300	\$27,100	\$300	\$300
Mechanical	\$56,200	\$44,700	\$4,200	\$4,300
Site Enclosure	\$22,500			
Site Pavements	\$8,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$196,100	\$85,000	\$299,800	\$11,800
Importance Code A	\$76,500	\$800	\$700	\$700
Importance Code B	\$84,100	\$84,300	\$299,100	\$11,100
Importance Code C	\$35,500			
Total	\$196,100	\$85,000	\$299,800	\$11,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13371

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	Cracking/ Location Joint Mor Location Vegetation	n : East, No tar Miss/En n : East, No	\$56,300  Extent: Moderate orth And West Facal ord, Extent: Moder orth And West Facal Extent: Severe, Area cade	les ate, Area les	a Affected : 25%	5	\$6,300	
Masonry: Granite	5%			LIFE	* *	5	\$600	
Masonry: Limestone	40%		\$80,800	LIFE	* *	5	\$4,700	
	Location Vertical C	ı : Street Fo	od, Extent : Moder acade At Window C nt : Moderate, Ared acade	penings				
Slate Panels	3%			LIFE	* *	5	\$400	
Stucco Cement	Cracking/	-	\$11,600 Extent : Severe, Alear Facade	2037 ea Affec	* * ted : 10%	5	\$2,400	
	Location Other Obs Location	n : North Ro servation, E n : North Ro	amage, Extent : Mo ear Facade Extent : Moderate, 2 ear Facade tation Growth			<b>%</b>		
Windows	1000/	3.7	ф <b>о</b> да <b>2</b> 00	20.55	* *	_	<b>#2</b> (00	
Aluminum	Air Infiltre Location Ctrwt/Ball Location Unit Inope	i : Window. nc Not Fun i : Window. erable, Exte	\$273,200  It: Moderate, Area  Throughout  ct, Extent: Modera  Throughout  ent: Severe, Area A  Locations. First Flo	te, Area ffected :	! : 50% Affected : 50%	5	\$2,600	
Parapets  Cost Stone/Town Cotto	5%			LIDD	* *	<b>.</b>	¢1 200	
Cast Stone/Terra Cotta		Now	\$28.400	LIFE LIFE	* *	5 5	\$1,200 \$2,100	
Masonry: Brick	Joint Mor Location Spalling, I	tar Miss/Ei 1 : East, No Extent : Sev	\$28,400 rod, Extent : Moder orth And West Parap vere, Area Affected orth And West Parap	ate, Area et Walls 15%		3	\$2,100	
Masonry: Limestone	25%			LIFE	* *	5	\$1,000	
Slate	23% 5%			LIFE	* *	5	\$1,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13371

Architecture	Curi	ent Repair	Future F	Replacement	M	aintenance		
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Roof Modified Bitumen	85% 0-2	2 \$12,900	2032	\$129,500				
Wiodiffed Ditumen		tent : Moderate, Area A						
	Location : Sea	ms Of Main Roof	-					
		Light, Area Affected : 2	25%					
	Location: Mai	•	1 100 1	1 150/				
	Location : Mai		Area Affecte	d : 13%				
Modified Bitumen	15% No		2042	* *				
		xtent : Moderate, Area A			. 0: 1			
	Location: 2na	Floor Roof. South East	Corner, 3rd	a r toor Roof. Ea	st Side			
nterior Floors								
Carpet	60%		2028	\$280,600	3	\$21,900		
Ceramic Tile	5%		2035	\$74,500	5	\$1,200		
Sheet Vinyl/Rubber	30% No	. ,	2037	* *	5	\$5,500		
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 15%							
	Location : Basement Corridors, Mechanical Areas And Public Spaces Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		te, Extent : Moderate, A ement Corridors, Mech			aces			
Vinyl Tile	5%		2037	* *	3	\$500		
Interior Walls								
Ceramic Tile	5% 4+	. ,	2035	\$86,100	5	\$700		
	Worn/Eroded, E. Location : Toil	xtent : Moderate, Area A	Affected: 50	)%				
Gypsum Board	80%	et Rooms	LIFE	* *	5	\$13,800		
Plaster	15%		LIFE	* *	5	\$1,300		
Ceilings	1370		DII D			Ψ1,500		
AcousTile,Adhered	50%		2037	* *	5	\$12,200		
AcousTileSusp.Lay-In	30% 4	. ,	2045	* *	5	\$3,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%  Location : Basement							
	Staining/Discolo Location : Bas	oring, Extent : Moderate ement	e, Area Affec	cted : 20%				
Gypsum Board	10%		LIFE	* *	5	\$3,000		
Plaster	10% 4-	. ,	LIFE	* *	5	\$1,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : First And Second Floor Ceilings							
	_	xtent : Light, Area Affec st And Second Floor Ce						
ite Enclosure								
Fence/Gates								
Iron Picket	100%		2052	* *				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13371

Architecture		Current F	Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	0-2	\$18,300	2042	* *			
			od, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Rear Yar	d. Perimeter Walls					
Retaining Walls								
Masonry: Brick	100%	0-2	\$4,300	2042	* *			
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 20%			
	Location	: Areaway	To Basement Fron	ı Street				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,300	2045	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	: Sidewalk	Adjacent To East	10th Stre	eet			
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	100%	4+	\$1,900	2037	* *			
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	: Rear Yar	d					
	Explanat	tion : Worn	/ Eroded					

ectrical	Current Repair	Future Repl	acement	M				
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2042	* *	5	\$100			
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó					
	Location : Electrical Room							
	Explanation: 2 Main Service	Disconnect Switches Ra	ted At 400 A	1mperes .	Each.			
Switchgear / Switchboard								
Fused Disc Sw	100%	2042	* *	5	\$100			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: 2 Vertical Section	ons						
Raceway								
Conduit	100%	2042	* *	1				
Panelboards								
Fused Disc Sw	5%	2040	* *	5				
Molded Case Bkrs	95%	2040	* *	5	\$400			
Wiring								
Thermoplastic	100%	2042	* *	1				
Motor Controllers								
Locally Mounted	100%	2037	* *	5	\$100			

Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13371

Electrical	Current Repair	Future	Future Replacement Maintenance						
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$200				
Lighting									
Interior Lighting									
Fluorescent	5%	2027	\$8,900	10	\$700				
	T-12 Lamps And Fixtures, Ex Location: Basement	tent : Moderate, Are	ea Affected : 100%						
Fluorescent	10%	2032	\$17,800	10	\$1,300				
	Compact Fluorescent Light, I Location : Hallways	Extent : Light, Area	Affected : 100%						
LED	85%	2042	* *						
Egress Lighting									
Emergency, Battery	50%	2032	\$13,400	10	\$1,800				
Exit, Service	50%	2032	\$2,700	1					
Exterior Lighting									
Incandescent	20%	2027	\$17,100	2					
No Component	80%								
Alarm									
Security System									
No Component	80%								
Generic	10%	2032	\$3,000	1	\$600				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Reading Areas, Hallways And Outside								
	Explanation : CCTV Survei	llance Cameras							
Generic	10%	2032	\$3,000	1	\$600				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Explanation: Intrusion Sys	tem							
Fire/Smoke Detection									
No Component	80%								
Generic, Digital	20%	2037	* *	1-3	\$1,800				
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Explanation : Strobe Lights Horns		ns, Alarm Bells, Si	noke De	tectors And				

Mechanical	Current Repa	nir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Natural Gas	100%	2042	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13371

Mechanical		Current l	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Hot Water Boiler	Location		Extent : Light, Area nt Boiler Room it	2037 Affected	**	1	\$7,300	
Distribution Hot Wtr Piping/Pump	Corroded, Location Other Obs Location	: Circulat ervation, E : Boiler R	\$1,700 evere, Area Affected ion Pumps And Val Extent : Severe, Ared oom ctive Temperature (	ves, Base a Affected	d : 5%	4	\$700	
Terminal Devices	Елринии	ion . Dejec	cuve remperature (	omiroi 1	unci			
Air Handler Convector/Radiator	30% 70%			2032 2030	\$90,200 \$91,400	1 1	\$2,700 \$3,300	
Air Conditioning Energy Source	1000/			2010				
Electricity	100%			2040	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	50%	0-2	\$35,300	2032	\$117,800	1	\$3,100	
	Location R-22 Refri	: Basemer	nt : Moderate, Area nt. Units Constatntl tent : Light, Area A nt	y Breakd	own During Cooli	ng Seaso	n	
Exterior Pkg Unit - Cooling	20%	0-2	\$14,000	2032	\$35,000	2	\$100	
Ş	Malfunctioning, Extent: Severe, Area Affected: 100%  Location: Roof. Unit Constantly Breakdown During Cooling Season  R-22 Refrigerant, Extent: Light, Area Affected: 10%  Location: Roof							
Window/Wall Unit	30%			2030	\$18,100	1		
Terminal Devices Air Handler/Cool/Ht No Component	80% 20%			2032	\$247,900	1	\$7,300	
Heat Rejection Air Cooled Condenser Unit	80%			2027	\$37,000	2	\$8,200	
No Component	20%							
Ventilation	<u> </u>							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 TOMPKINS SQUARE BRANCH LIBRARY

Asset #: 13371

Mechanical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans	700/ 31	Φ2.500	2027	* *	2	<b>#200</b>	
Interior	70% N		2037		2	\$300	
	Location : Bo	ttion, Extent : Severe, Area	а Ајјесте	a : 5%			
		isemeni : There Is No Vent For Go	ng Doom				
D C		. There is no vent for Gi		£0.200		¢100	
Roof	30%		2032	\$9,300	2	\$100	
Plumbing							
H/C Water Piping Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks	10070		2042		1		
Gas Fired	100%		2030	\$18,600	2		
Sanitary Piping	10070		2030	\$10,000			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		DII E				
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$3,200	4	\$500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		tion, Extent : Light, Area	Affected	: 100%			
	Location : Bo	asement To 3rd Floor					
	Explanation	: 1 Unit					
Fire Suppression							
Sprinkler	1000/		2050	* *	1.0	<b>0.4.1.0.0</b>	
Generic	100%		2058	* *	1-2	\$4,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : TOTTENVILLE BRANCH LIBRARY
Address : 7430 AMBOY RD. @YETMAN AVE.

Borough : STATEN ISLAND Agency's Number : T03

Area Sq Ft : 5,412 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-Apr-2024 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 7899 Lot : 9 BIN : 5088113

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$85,100
Mechanical		\$55,300
Total		\$140,400
Importance Code B		\$140,400
Total		\$140,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$38,400		\$14,800	
Interior Architecture	\$28,200		\$200	\$2,400
Electrical	\$600	\$500	\$600	\$600
Mechanical	\$7,100	\$600	\$1,800	\$600
Site Enclosure	\$14,300			
Site Pavements	\$1,800			
Total	\$90,300	\$1,100	\$17,400	\$3,500
Importance Code A	\$38,700	\$100	\$15,100	\$100
Importance Code B	\$30,500	\$1,000	\$2,300	\$3,400
Importance Code C	\$21,100			
Total	\$90,300	\$1,100	\$17,400	\$3,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 TOTTENVILLE BRANCH LIBRARY

Asset #: 13372

Architecture	Cu	rrent Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type		l Date E ears)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	48%			LIFE	* *	5	\$17,300	
Masonry: Limestone		ow	\$7,700	LIFE	**	5	\$700	
	Location : Be		ctent : Light, Are ont Columns		ed : 10%			
Stucco Cement	42%			2048	* *	5	\$18,900	
Wood	5%			2048	* *	5	\$4,500	
Windows								
Wood	100% N		\$22,000	2043	**	5	\$17,400	
			tent : Moderate,	Area Aff	fected: 50%			
	Location: Th	_		1.00	100/			
	-		Moderate, Area 2	Affected .	: 10%			
D. C	Location : Th	irougnout						
Roof Modified Bitumen	15%			2043	* *	10	¢1 600	
Wood Shingles	15% 85%			2043	* *	10 10	\$1,600 \$3,100	
Soffits	6370			2046		10	\$5,100	
Wood	100%			2040	* *	5	\$10,200	
nterior	10070			2040			\$10,200	
Floors								
Carpet	50%			2031	\$77,800	3	\$8,100	
Cast in Place Concrete		ow	\$3,700	LIFE	**	5	\$1,800	
			nt : Moderate, A		cted : 10%		, ,	
	Location : M	echanical	Room					
Ceramic Tile	5%			2038	* *	5	\$400	
Vinyl Tile		)-2	\$1,700	2035	\$85,100	3	\$1,100	
<b>3</b>	Cracking/Crui	nbling, Ex	ctent : Light, Are	ea Affecte			. ,	
	Location : Bo	asement						
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$200	
Gypsum Board	75%			LIFE	* *	5-10	\$7,200	
Masonry: Brick	5% N		\$1,200		* *			
					ı Affected : 25%			
			l Room In Basen					
			rate, Area Affect ! Room In Basen		Ó			
			nt : Moderate, A ! Room In Basen		cted : 10%			
Plaster	10%			LIFE	* *	5-10	\$500	
Wood	5%			LIFE	* *	5	\$2,200	
Ceilings								
Exposed Struc: Wood	70%			LIFE	* *	10	\$8,500	
Gypsum Board	25%			LIFE	* *	5-10	\$7,000	
Plaster	5%			LIFE	* *	5-10	\$700	

Site Enclosure

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# NEW YORK PUBLIC LIBRARY - 035 TOTTENVILLE BRANCH LIBRARY

Asset #: 13372

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Chain Link		Now	\$12,000	2045	* *			
	•	_	ent : Moderate, Are	a Affecte	ed : 10%			
	Location	ı : Along Di	riveway					
Iron Picket	5%			2055	* *			
Retaining Walls								
Cast in Place Concrete	45%			2055	* *			
Masonry: Brick	50%	Now	\$2,200	2045	* *			
·	Joint Mor	tar Miss/Er	od, Extent : Light, .	Area Aff	ected : 5%			
	Location	ı : Ramp Ar	nd Stairs To Entran	ce				
Masonry: Fieldstone	5%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2040	* *			
Pavers/Stone	10%			2038	* *			
On-Site Walkways								
Cast in Place Concrete		Now	\$1,800	2040	* *			
	_	d/Bulging, 1 : Rear Of	Extent : Moderate, Building	Area Aff	fected : 10%			
			Extent : Light, Area Front Entrance	Affected	: 20%			
	Explana	tion : Open	Expansion Joints	To Brick	Cheek Walls			
Pavers/Stone	40%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			

lectrical	Current Repair	Futu	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5		
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere Main	Disconne	ect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2035	\$47,100	5		
Raceway						
Conduit	50%	2035	\$20,000	1		
Conduit	50%	2055	* *	1		
Panelboards						
Molded Case Bkrs	10%	2051	* *	5		
Molded Case Bkrs	90%	2034	\$19,500	5	\$100	
Wiring						
Thermoplastic	90%	2055	* *	1		
Thermoplastic	10%	2045	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 TOTTENVILLE BRANCH LIBRARY

Asset #: 13372

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2048	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Basement Store	age Room				
	Explanation : Main Water	Pipe Connected To Th	ne Ground			
Lighting						
Interior Lighting						
LED	100%	2043	* *			
Egress Lighting						
Emergency, Battery	50%	2043	* *	10	\$700	
Exit, LED	50%	2070	* *	1		
Exterior Lighting						
LED	20%	2043	* *			
No Component	80%					
Alarm						
Security System						
Generic	100%	2040	* *	1	\$2,000	
	Other Observation, Extent:		ted : 100%			
	Location : Throughout Th	-				
	Explanation : CCTV Syste	m And Intrusion Alarn	n			
Fire/Smoke Detection						
Generic, Digital	100%	2043	* *	1-3	\$3,300	

Mechanical	Current I	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	50%		2055	* *	1		
Natural Gas	50%		2045	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	50%		2036	* *	2	\$800	
	R-410a Refrigerant, I	Extent : Light, Area Outside Of The Buil		l : 100%			
		Ouiside Of The Buil		di di			
Hot Water Boiler	50%		2052	* *	1	\$1,300	
	Other Observation, E	Extent : N/A, Area Aj	ffected :	100%			
	Location: Basemer	nt Equipment Room					
	Explanation: 1 Uni	it					
Distribution							
Hot Wtr Piping/Pump	50%		2043	* *	4	\$200	
No Component	50%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 TOTTENVILLE BRANCH LIBRARY

Asset #: 13372

ystem Component Type		<b>Fail Date</b>	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Creale		
votina	Total	(Years)		FY	Estimated Cost	(Yrs)	<b>Estimated Cost</b>	Priorit
eating								
Terminal Devices								
Air Handler	50%			2035	\$55,300	1	\$1,700	
Fan Coil Unit/Heat	50%			2040	* *	1	\$900	
Controls								
Electrical	100%			2033	\$32,700			
ir Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment						_		
Heat Pump Air Sourced	80%			2036	**	2	\$300	
			Extent : Light, Are		d: 100%			
			Outside Of The Br					
Window/Wall Unit	10%			2030	\$2,200	1		
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	80%			2040	* *	1	\$1,400	
No Component	20%							
Heat Rejection								
Air Cooled Condenser	80%			2040	* *	2	\$3,000	
Unit	200/							
No Component	20%							
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,800	
Exhaust Fans	10070			LIFE		2-3	\$4,000	
Interior	100%			2035	\$26,100	2	\$200	
umbing	10070			2033	\$20,100		\$200	
H/C Water Piping								
Brass/Copper	20%	0-2	\$300	2055	* *	1		
Втазы соррег			t : Moderate, Area		: 20%	•		
		: Equipm		55	, .			
Brass/Copper	30%			2055	* *	1		
Galvanized Steel	50%			2033	\$37,500	1		
Water Heater With Tanks	3070			2033	Ψ51,500	1		
Gas Fired	100%			2035	\$18,600	2		
Gas i fied		ervation l	Extent : N/A, Area			2		
		: Equipm		-55				
			and New 40 Gallor	ı Unit				
Sanitary Piping								
Cast Iron	100%	Now	\$3,700	LIFE	* *	1		
	Blockage		Extent : Moderate,		ected : 10%	-		
	Damaged,		evere, Area Affecte	ed : 5%				
Fixtures Generic	100%							

#### Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### NEW YORK PUBLIC LIBRARY - 035 TOTTENVILLE BRANCH LIBRARY

Asset #: 13372

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

LIFE

Vertical Transport Elevators

Hydraulic 100%

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

Location: 1st Floor Explanation: Chair Lift

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : TREMONT BRANCH LIBRARY
Address : 1866 WASHINGTON AVE. @E. 176 ST.

Borough : BRONX Agency's Number : T04

Area Sq Ft : 11,900 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 15-Feb-2024 Landmark Status : NONE

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

Block : 2918 Lot : 1 BIN : 2009573

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$315,100	
Electrical		\$79,000
Mechanical	\$78,300	\$587,600
Total	\$393,400	\$666,600
Importance Code A	\$315,100	\$125,300
Importance Code B	\$78,300	\$541,300
Total	\$393,400	\$666,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$106,600			_
Interior Architecture	\$121,300		\$4,200	\$1,100
Electrical	\$1,500	\$1,100	\$1,200	\$1,400
Mechanical	\$30,900	\$4,000	\$3,400	\$4,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$267,500	\$12,400	\$16,000	\$14,000
Importance Code A	\$107,100	\$600	\$600	\$600
Importance Code B	\$99,000	\$11,800	\$15,400	\$12,900
Importance Code C	\$61,300			\$500
Total	\$267,500	\$12,400	\$16,000	\$14,000



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Architecture		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior										
Exterior Walls										
Masonry: Brick	40%			LIFE	* *	5	\$23,500			
Masonry: Brick	25%	Now	\$59,800	LIFE	* *	5	\$7,300			
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
	Location: North Facade, East Facade									
	Spalling, E	Spalling, Extent : Severe, Area Affected : 25%								
	Location	: North Fa	cade, East Facade							
	Worn/Erod	ed, Extent	: Severe, Area Affe	cted : 20	%					
	Location	: North Fa	cade, East Facade							
Masonry: Granite	10%			LIFE	* *	5	\$4,400			
Masonry: Limestone	10%			LIFE	* *	5	\$4,400			
Metal, Corrugated	5%			2045	* *	1	•			
Stucco Cement	10%	Now	\$8,200	2048	* *	5	\$3,700			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
	Location: East Facade									
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location	: East Fac	ade							
	Explanat	ion : Ceme	nt Parge Coat over	brick						
Windows										
Wood	100%	Now	\$29,200	2043	* *	5	\$25,300	1		
	Deteriorate	ed Finish, I	Extent : Severe, Are	ea Affect	ed : 50%					
	Location: Throughout									
	Split/Cracked, Extent : Severe, Area Affected : 20%									
	Location: Throughout									
	Other Observation, Extent : Light, Area Affected : 35%									
			gight, South And We							
	Explanat	ion : Prote	ctive Metal Grilles							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Architecture	Current Repair		Futur	<b>Future Replacement</b>		aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	Broken/Mis. Location: Cracking/C Location: Joint Morta	Coping A rumbling, Coping A r Miss/Ero	\$19,400 ents, Extent: Seve t East And North A Extent: Severe, A t East And North A od, Extent: Severe t East And North A	Parapets rea Affec Parapets , Area Af	ted : 25%	5	\$1,400	1
Masonry: Brick	55% Cracking/C Location: Joint Morta Location: Spalling, Ex Location:	Now rumbling, Interior F r Miss/Erc Througho ctent : Seve Interior F ed, Extent :	\$148,800 Extent : Severe, A Face Throughout od, Extent : Severe out ere, Area Affected Parapet Wall Throu Severe, Area Affe	LIFE rea Affec , Area Af : 70% ughout	fected : 70%	5	\$2,000	1
Masonry: Brick	25%			LIFE	* *	5-10	\$6,100	
Masonry: Limestone	10%	scoloring,	\$13,200 Extent : Moderate	LIFE	* * fected : 15%	5	\$500	
Masonry: Sandstone	Joint Morta Location: Worn/Erode Location: Other Obse Location:	Coping A cd, Extent: Coping A rvation, Ex Coping A	\$15,100 ad, Extent: Severe t North And East I Severe, Area Affe t North And East I stent: N/A, Area A t North And East I Material Is Actuall	Parapets ected : 10 Parapets, Iffected : Parapets	0% Mechanical Bulk 100%	5 head	\$200	
Roof Modified Bitumen	Location: Debris Pres Location: Miss/Dama, Location: Water Penes Location:	tent : Seve Througho ent, Exten Lower Ro ged Flashi Parapet V tration, Ex Bulkhead d, Extent :	t : Severe, Area A <u>j</u> of ngs, Extent : Seve Valls And Mechan tent : Severe, Area And Third Floor Severe, Area Affe	fected : 1 re, Area . ical Bulk i Affected	Affected : 40% head I : 20%			1

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total	(Years)		FY		(Yrs)		
nterior								
Floors								
Carpet	10%			2034	\$17,800	3	\$1,500	
Cast in Place Concrete	10%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2044	* *	5	\$500	
Marble Panels	5%			LIFE	* *	5	\$800	
Slate	5%			LIFE	* *	5	\$1,100	
Terrazzo	3%			LIFE	* *	5	\$500	
Vinyl Tile	7%			2040	* *	3	\$300	
Vinyl Tile	20%		\$22,300	2043	* *	3	\$800	
,			ents, Extent : Seve		Affected : 50%	-	4000	
		-	oor, Staff Office					
			: Severe, Area Affe	cted : 50	%			
		ı : Third Flo						
Wood	35%			2063	* *	5	\$6,700	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$1,100	
Gypsum Board	5%			LIFE	* *	5-10	\$1,900	
Marble Panels	5%			LIFE	* *	10	\$400	
Plaster	30%			LIFE	* *	5-10	\$5,600	
Plaster	35%			LIFE	* *	5-10	\$6,500	
Plaster	15%	Now	\$47,500	LIFE	* *	5	\$1,000	
	Broken/M	issing Elem	ents, Extent : Seven	re, Area 2	Affected : 10%			
	Location	ı : Roof Sta	ir, Third Floor At C	Custodian	a Apartment			
	_	_	Extent: Severe, A					
			oor At Custodian A	_				
			Extent : Severe, Ar					
	Location	ı : Roof Sta	ir, Third Floor At C	Custodian	a Apartment			
Wood	5%			LIFE	* *	5	\$8,800	
Ceilings								
AcousTile,Adhered	5%			2048	* *	5	\$500	
Exposed Struc: Concrete				LIFE	* *	5-10	\$600	
Gypsum Board	10%			LIFE	* *	5-10	\$3,500	
Plaster	30%			LIFE	* *	5-10	\$5,200	
Plaster	45%		\$27,600	LIFE	* *	5	\$2,900	
	_	_	Extent : Severe, A					
			oor Custodian Apa			by		
		-	: Severe, Area Affe		0%			
			oor Custodian Apa					
			xtent : Severe, Area		d : 10%			
	Location	ı : Third Flo	oor Custodian Apa	rtment				
Plaster	5%			LIFE	* *	5-10	\$900	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Crow	n Moulding					

Site Enclosure

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Architecture	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Retaining Walls							
Masonry: Brick	100%		2055	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2048	* *			

Current Repair		e Replacement	Maintenance				
% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
			5	\$300			
	ea Affected :	100%					
Explanation : Main Service Discor	nect Switch	Rated At 800 Amp	eres.				
1000/	2025	<b># 12</b> 000	_	<b>#200</b>			
100%	2035	\$43,000	5	\$300			
0.70/		<b>***</b> * <b>*</b> * * * * * * * * * * * * * *					
		·					
5%	2045	* *	1				
<b>5</b> 0 /	2024	<b>#1</b> 000	_				
		·		4100			
				·			
55%	2034	\$10,900	5	\$200			
000/	2025	Ø26 400	1				
		·					
20%	2055	* *	1				
1000/	2022	Ф4 <b>7</b> 200	-	ф100			
100%	2033	\$47,300	5	\$100			
1000/	LIEE	* *	5	\$400			
			3	\$400			
	іе, Агеи Ајје	ciea . 10070					
Explanation . Corroaca							
60%	2035	\$79,000	10	\$6,500			
***************************************							
	2040	* *					
	% of Fail Date Estimated Control (Years)  100%  Other Observation, Extent: N/A, Are Location: Electrical Room Explanation: Main Service Discontion  100%  95% 5% 40% 55%  80% 20%  100%  Other Observation, Extent: Moderal Location: Water Main Basement Explanation: Corroded  60%  Other Observation, Extent: N/A, Are	Nof Total (Years)   Sestimated Cost (Years)   Year FY	100%   2035   \$43,000     Cother Observation, Extent : N/A, Area Affected : 100%     Location : Electrical Room   Explanation : Main Service Disconnect Switch Rated At 800 Amp     100%   2035   \$43,000     100%   2035   \$43,000     95%   2035   \$34,700     5%   2045   ***     5%   2034   \$1,000     40%   2043   **     55%   2034   \$10,900     80%   2035   \$26,400     20%   2055   ***     100%   LIFE   **     Other Observation, Extent : Moderate, Area Affected : 100%     Location : Water Main Basement     Explanation : Corroded   \$79,000     Other Observation, Extent : N/A, Area Affected : 100%     Location : Throughout The Building     Explanation : T-8 Lamps	No of Total   Fail Date   Estimated Cost   Year   Fail Date   (Years)	Note   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Electrical	trical Current Repair Future Re		e Replacement	M	Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2035	\$9,900	10	\$1,400	
Exit, LED	10%	2050	* *	1		
Exit, Service	40%	2035	\$1,600	1		
Exterior Lighting						
HID	10%	2030	\$5,500	10		
No Component	90%					
Marm						
Security System						
Generic	100%	2035	\$22,100	1	\$4,400	
Fire/Smoke Detection						
Generic, Analog	100%	2035	\$30,400	1-3	\$7,600	
_	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Throughout	The Building				
	Explanation : Strobe Li	ghts, Manual Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	\$125,300	1	\$5,900	
	Other Observation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: Basement	Boiler Room					
	Explanation: 1 Old U	Init					
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$2,600	2034	\$25,800	4	\$600	
	Corroded, Extent: Mod	lerate, Area Affect	ed : 40%	6			
	Location: Basement						
Terminal Devices							
Air Handler	40%		2035	\$88,800	1	\$2,900	
Convector/Radiator	60%		2040	* *	1	\$2,300	
Controls							
Electrical	100%		2030	\$65,600			
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	90%	0-2	\$78,300	2035	\$156,600	1	\$4,500	
Compi/Cinner	On Extend	led Life. Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
			its Constantly Bred					
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	1 : 3 Units. I	Roof					
Split Unit	10%			2040	* *			
Distribution								
CW & CHW Wtr	100%			2045	* *	4	\$600	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2040	* *	1	\$7,400	
Heat Rejection	1000/			2025	<b>#24.100</b>	2	<b>#0.200</b>	
Air Cooled Condenser	100%			2035	\$34,100	2	\$8,300	
<u>Unit</u> Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$25,900	LIFE	* *	2-5	\$6,600	
Buow on Billusors			: Moderate, Area A		10%	2 0	Ψ0,000	
			d Second Floor	55				
Exhaust Fans								
Interior	80%			2040	* *	2	\$300	
Roof	20%			2040	* *	2	\$100	
Plumbing								
H/C Water Piping	1000/				04.74.400			
Brass/Copper	100%			2035	\$151,400	1		
Water Heater With Tanks	1000/			2022	Φ1.C 0.00	2		
Gas Fired	100%		Extent : N/A, Area A	2033	\$16,900	2		
		servation, E 1 : Basemer		ујестеи .	100/0			
		tion : One						
Sanitary Piping	Exprene	iion . one	70 Guitons					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	\$400	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	4000				a. •			
Hydraulic	100%			LIFE	* *			

Fire Suppression

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## NEW YORK PUBLIC LIBRARY - 035 TREMONT BRANCH LIBRARY

Asset #: 13373

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2055	* *	1-2	\$300	
	Other Observation, Extent: Light, Area	a Affected	! : 10%			
	Location: Stairway Only	**				
	Explanation : Partial Coverage					

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : VAN NEST BRANCH LIBRARY
Address : 2147 BARNES AVE. @LYDIG AVE.

Borough : BRONX Agency's Number : V01

Area Sq Ft : 7,690 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 16-May-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4321 Lot : 70 BIN : 2049427

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$291,200	
Interior Architecture	\$63,800	
Mechanical		\$413,000
Total	\$355,000	\$413,000
Importance Code A	\$291,200	\$81,000
Importance Code B	\$63,800	\$332,000
Total	\$355,000	\$413,000

Total	\$126,800	\$3,800	\$7,100	\$4,500
Importance Code C	\$9,900			
Importance Code B	\$69,900	\$3,400	\$6,100	\$4,100
Importance Code A	\$46,900	\$400	\$1,000	\$400
Total	\$126,800	\$3,800	\$7,100	\$4,500
Mechanical	\$20,800	\$3,000	\$4,700	\$2,700
Electrical	\$800	\$700	\$900	\$700
Interior Architecture	\$58,600		\$900	\$1,000
Exterior Architecture	\$46,500		\$700	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13374

Architecture	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Est FY	imated Cost Cy (Y		Priority
xterior					
Exterior Walls	100/	LIDE		016100	
Cast in Place Concrete	10%	LIFE	* *	· · · · · · · · · · · · · · · · · · ·	
Masonry: Brick	85% Graffiti, Extent : Light, Area	LIFE	** 5	\$27,300	
	Location : Front Facade R				
	Painted Surfaces, Extent: M	-	30%		
	Location: Front Facade	iouer are, irrea riggeorea.	3070		
Granite Panels	5% Now	\$19,600 LIFE	** 5	\$600	
Granic Fancis	Broken/Missing Elements, E.			\$000	
	Location : Granite Base Ai				
Windows		,			
Aluminum	75%	2043	** 5	\$1,300	
Steel	25%	2051	** 5	· · · · · · · · · · · · · · · · · · ·	
Parapets				•	
Masonry: Brick	65% Now	\$93,600 LIFE	** 5	\$2,500	1
	Joint Mortar Miss/Erod, Ext Location : Throughout	ent : Severe, Area Affecte	d : 20%		
	Parge/Tar Separating, Extended Location: Throughout Par		: 60%		
	Water Penetration, Extent : Location : Throughout	Severe, Area Affected : 10	0%		
Slate	10% 0-2	\$2,500 LIFE	** 5	\$400	
	Joint Mortar Miss/Erod, Ext	ent : Moderate, Area Affe	ected : 10%		
	Location: Coping Stones				
	Worn/Eroded, Extent: Mode	erate, Area Affected : 10%	Ó		
	Location : Copings				
No Component	25%				
Roof	1000/ 37	1105 (00 2015			
Modified Bitumen		\$197,600 2045	* *		
	Blisters, Extent: Severe, Are	ea Affected : 80%			
	Location: Main Roof	1. 1. 100/			
	Debris Present, Extent : Ligi	nt, Area Affectea : 10%			
4	Location : North Side				
terior Floors					
Cast in Place Concrete	10%	LIFE	** 5	\$4,600	
Mosaic Tile	5%	2048	** 5	· · · · · · · · · · · · · · · · · · ·	
Terrazzo	5%	LIFE	** 5		
Vinyl Tile	80% Now	\$45,800 2040	** 3		
· 111.91 11110	Water Penetration, Extent : 1			ψ3,100	
	Location : Basement Near				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13374

Architecture		<b>Current Rep</b>	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	98%	Now	\$9,800	LIFE	* *	5	\$2,100	
	Horizonta	l Cracks, Exter	ıt : Light, Area	Affected	: 2%			
	Location	: Basement						
	Vertical C	racks, Extent :	Light, Area Aff	ected : 2	%			
	Location	: Basement	0 00					
Glass: Single Pane	1%			LIFE	* *	5	\$100	
Plaster	1%			LIFE	* *	5-10		
Ceilings								
AcousTileSusp.Lay-In	5%			2048	* *	5	\$500	
Exposed Struc: Concrete	2%			LIFE	* *	5-10	\$300	
Metal Panel	93%	Now	\$63,800	LIFE	* *	5	\$12,100	
	Water Pen	etration, Exten	t : Moderate, A	lrea Affe	cted : 20%			
	Location	: East Front S	lide					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2035	\$43,000	5	\$200	
	Location : Electri						
0 1 1 / 0 1 1 1	Explanation : No	Available Nameplate	Rating	Capacity			
Switchgear / Switchboard Molded Case Bkrs	100%		2035	\$43,000	5	\$200	
Raceway							
Conduit	80%		2035	\$29,200	1		
Conduit	20%		2045	* *	1		
Wiring							
Thermoplastic	80%		2045	* *	1		
Thermoplastic	20%		2035	\$6,600	1		
Motor Controllers							
Locally Mounted	100%		2033	\$23,700	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting	_				•		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13374

Electrical	Current Repair		e Replacement	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	10%	2035	\$8,500	10	\$700			
	Other Observation, Extent : N/A, Area	Affected:	100%					
	Location: Reading Areas							
	Explanation: T-8 Lamps							
Fluorescent	5%	2035	\$4,300	10	\$400			
		Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Offices							
	Explanation: Compact Fluorescent	Lights						
LED	85%	2043	* *					
Egress Lighting								
Exit, LED	100%	2063	* *	1				
Alarm								
Security System								
Generic	100%	2040	* *	1	\$2,900			
	Other Observation, Extent : N/A, Area		100%					
	Location : Reading Areas, Outside P							
	Explanation : CCTV Surveillance Co	ameras						
Fire/Smoke Detection								
Generic, Analog	100%	2040	* *	1-3	\$4,700			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Manual Horns	Pull Statio	ons, Alarm Bells, S	moke De	tectors And			

Mechanical	Current Repair	Future R	Replacement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	\$81,000	1	\$3,800	
Distribution						
Hot Wtr Piping/Pump	100%	2051	* *	4	\$600	
	Insul. Deteriorating, Extent : Mo	derate, Area Affect	ed : 2%			
	Location: Basement					
Terminal Devices						
Air Handler	50%	2030	\$71,700	1	\$2,400	
Convector/Radiator	50%	2048	* *	1	\$1,200	
Air Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		
Conversion Equipment						
Reciprocating	100%	2035	\$112,400	1	\$3,600	
Compr/Chiller						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13374

Mechanical	Cı	Current Repair		e Replacement	М	aintenance		
System Component Type		l Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2	\$12,500		
Terminal Devices								
Air Handler/Cool/Ht	100%		2035	\$147,900	1	\$4,800		
Heat Rejection								
Dry Cooler	100%		2035	\$35,000	2	\$5,400		
Ventilation Distribution								
Ductwork/Diffusers		0-2 \$16,700 t : Moderate, Area Affecte	LIFE	* *	2-5	\$4,300		
		st Floor. Broken Insulatio		nsate Leaking Into	First Flo	oor		
		Extent : Moderate, Area			1			
		st Floor. Broken Insulation			First Flo	oor		
Exhaust Fans								
Roof	100%		2035	\$14,800	2	\$200		
Plumbing	10070			Ψ1.,000		<b>4-</b> 00		
H/C Water Piping								
Galvanized Steel	100%		2048	* *	1			
Water Heater With Tanks								
Gas Fired	100%		2033	\$16,900	2			
	Other Observa	ation, Extent : Light, Area	Affected	: 100%				
	Location: B	oiler Room						
	Explanation	: One 40 Gallon						
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sewage Ejector(s)								
Electric	100%		2035	\$4,000	4	\$500		
Backflow Preventer								
No Component	95%							
Generic	5%		2040	* *	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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WAKEFIELD BRANCH LIBRARY
Address : 4100 LOWERRE PLACE @E. 229 ST.

Borough : BRONX Agency's Number : W01

Area Sq Ft : 10,743 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 06-Jun-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Total

Block : 4832 Lot : 20 BIN : 2063175

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$88,000
Mechanical		\$59,200
Total		\$147,200
Importance Code B		\$147,200
Total		\$147,200

**EXPENSE** FY 2026 FY 2027 FY 2028 FY 2029 **Exterior Architecture** \$73,200 Interior Architecture \$50,400 \$3,600 \$400 Electrical \$1,200 \$1,000 \$1,200 \$1,100 Mechanical \$17,000 \$3,100 \$2,800 \$3,200 Site Pavements \$41,700 \$7,200 Elevators/Escalators \$7,200 \$7,200 \$7,200 **Total** \$190,700 \$11,300 \$14,900 \$11,900 Importance Code A \$74,300 \$1,100 \$1,100 \$1,100 Importance Code B \$69,800 \$10,200 \$13,800 \$10,900 Importance Code C \$46,600

\$11,300

\$14,900

\$11,900



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.

\$190,700

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Architecture	Current Repair	Future Replacement	Ma		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Exterior Walls Masonry: Brick	95% Now \$37,000 Joint Mortar Miss/Erod, Extent : Mod		5	\$22,700	
	Location : Facades				
Masonry: Limestone	5%	LIFE **	5	\$1,800	
Windows	1000/	2051 **	-	<b>#4.000</b>	
Aluminum	100%	2051 **	5	\$4,000	
Parapets Masonry: Brick	95%	LIFE **	5-10	\$35,500	
Masonry: Limestone	5%	LIFE **	5-10	\$3,300	
•	Recent Repair Evident, Extent: N/A, Location: Throughout	Area Affected : 100%		. ,	
Roof					
Single Ply Membrane	100%	2045 **	10	\$18,100	
	Recent Replace Evident, Extent : N/A, Location : Roof	, Area Affected : 100%			
nterior					
Floors	450/	2024 0127 000	2	¢10,000	
Carpet Cast in Place Concrete	45% 30% Now \$8,100	2034 \$126,800 LIFE **	3 5	\$10,900 \$10,600	
Cast III Flace Concrete	Water Penetration, Extent: Severe, A. Location: Ground Water In Boiler A	rea Affected : 5%	3	\$10,000	
Terrazzo	5%	LIFE **	5	\$1,300	
Vinyl Tile	20% Now \$1,800 Broken/Missing Elements, Extent: Se Location: 1st Floor Storage Area In	vere, Area Affected : 2%	3	\$1,200	
Interior Walls					
Plaster	100% 4+ \$14,500		5	\$9,000	
	Cracking/Crumbling, Extent: Severe,				
~ ""	Location: 1st Floor Storage Arear	At Windows			
Ceilings AcousTile,Adhered	97% 2-4 \$24,900 Misaligned/Bulging, Extent : Modera Location : Main Library		5	\$7,800	
	Patching Evident, Extent: Moderate, Location: Main Library Areas	Area Affected : 5%			
Gypsum Board	1%	LIFE **	5-10	\$600	
Plaster	2% 0-2 \$200	) LIFE **	5	\$200	
	Paint Peeling, Extent : Moderate, Are Location : 1st Floor Storage Area	ea Affected : 5%			
ite Enclosure					
Fence/Gates					
Chain Link	20%	2045 **			
Iron Picket Retaining Walls	80%	2070 **			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$9,600	2048	* *			
	_		Extent : Severe, Arc	ea Affect	ted : 2%			
	Location	ı : East 229	th Street Sidewalk					
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$2,700	2048	* *			
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	cted : 30%			
	Location	i : Rear Of	Buildings					
Masonry: Granite	5%	4+	\$300	LIFE	* *			
,	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 20%			
		i : Front Of			33			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$29,200	2048	* *			
2 2002 2 22222			Extent : Severe, Ar		eted : 50%			
	O	ı : Rear Of		33				

Electrical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Service Equipment Molded Case Bkrs	100%	2035	\$43,000	5	\$300			
	Other Observation, Extent : N/	A, Area Affected : I	100%					
	Location : Electrical Room							
	Explanation : Main Service I	Disconnect Switch H	Rated At 800 Ampe	eres.				
Switchgear / Switchboard								
Molded Case Bkrs	100%	2035	\$43,000	5	\$300			
Raceway								
Conduit	100%	2035	\$36,500	1				
Panelboards								
Fused Disc Sw	5%	2034	\$1,000	5				
Molded Case Bkrs	95%	2034	\$18,800	5	\$300			
Wiring								
Braided Cloth	50%	2034	\$16,500	1				
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The B	uilding						
Thermoplastic	50%	2035	\$16,500	1				
Motor Controllers								
Locally Mounted	100%	2033	\$47,300	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300			
Lighting								
Interior Lighting								
LED	100%	2043	* *					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$1,300	
Exit, Service	50%	2040	* *	1		
Exterior Lighting						
HID	10%	2030	\$5,000	10		
No Component	90%					
Alarm						
Security System						
Generic	100%	2040	* *	1	\$4,000	
	Other Observation, Exten	nt : N/A, Area Affected :	100%			
	Location : Reading Are	as				
	Explanation: CCTV St	rveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2040	* *	1-3	\$6,600	
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Throughout	The Building				
	Explanation: Strobe Li	ghts, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Curre	nt Repair	Futur	e Replacement	M		
System Component Type	% of Fail D. Total (Year	ate Estimated Cost 's)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2055	* *	1		
Conversion Equipment							
Steam Boiler	100%		2048	* *	1	\$10,600	
Distribution							
Hot Wtr Piping/Pump	30%		2051	* *	4	\$200	
	Other Observatio	n, Extent : Light, Area A	Affected	: 75%			
	Location: Base	ment Boiler Room					
	Explanation: W	ater Coil In Steam Boil	er				
Central Plant Steam	70%		2045	* *	4	\$400	
Piping/Pmp							
Terminal Devices							
Air Handler	20%		2035	\$40,100	1	\$1,300	
Convector/Radiator	70%		2040	* *	1	\$2,400	
Unit Heater - Steam	10%		2040	* *	4	\$100	
Controls							
Electrical	100%		2030	\$59,200			
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Mechanical	Current Rep	oair	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment				***			
Reciprocating Compr/Chiller	20%		2035	\$31,400	1	\$1,000	
Exterior Pkg Unit - Cooling	70%		2043	* *	2	\$500	
Window/Wall Unit	10%		2030	\$4,000	1		
Terminal Devices Air Handler/Dir Expansion	20%		2035	\$40,800	1		
No Component	80%						
Heat Rejection							
Dry Cooler	90%		2043	* *	2	\$6,700	
No Component	10%						
Ventilation							
Distribution 1/D:cc	1000/		LIEE	* *	2.5	<b>#0.700</b>	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,500	
Exhaust Fans Interior	80%		2040	* *	2	\$300	
Roof	20%		2035	\$4,100	2	\$100	
lumbing	2070		2033	ψ1,100		Ψ100	
H/C Water Piping Galvanized Steel	100%		2048	* *	1		
Water Heater With Tanks							
Electric	100% 0-2 Corroded, Extent : Seve	\$11,700	2030	\$23,400	4		
	Location : Boiler Pit. S						
	Other Observation, Exte			: 100%			
	Explanation: 1 Unit,	40 Gallons					
Sanitary Piping	1000/				_		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100% 0-2 Broken, Extent : Modero Location : Boiler Pit	\$200 ate, Area Affected	2028 l : 100%	\$300	4	\$200	
Fixtures	Downson, Bone, I ti						
Generic	100%						
/ertical Transport							
Elevators							
Hydraulic	100%		LIFE	**			
	Other Observation, Exte Location : Basement T Explanation : 1 Unit	-	Affected	: 100%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WASHINGTON HEIGHTS BRANCH LIBRARY Address : 1000 ST. NICHOLAS AVE. @W. 160 STREET

Borough : MANHATTAN Agency's Number : W02

Area Sq Ft : 17,497 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Jul-2020 Landmark Status : NONE

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

Block : 2109 Lot : 55 BIN : 1062551

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$343,300	
Mechanical		\$583,100
Total	\$343,300	\$583,100
Importance Code A	\$343,300	
Importance Code B		\$583,100
Total	\$343,300	\$583,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,000	\$3,200	\$3,500	\$10,700
Interior Architecture	\$37,500	\$200	\$2,600	\$4,400
Electrical	\$600	\$600	\$500	\$18,500
Mechanical	\$5,300	\$4,300	\$6,500	\$20,200
Total	\$72,300	\$8,300	\$13,200	\$53,900
Importance Code A	\$30,100	\$4,100	\$4,300	\$11,600
Importance Code B	\$28,200	\$4,200	\$8,800	\$41,200
Importance Code C	\$14,000			\$1,100
Total	\$72,300	\$8,300	\$13,200	\$53,900



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13376

rchitecture	Current	Repair	<b>Future Replacement</b>		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls Masonry: Brick	85% Now Joint Mortar Miss/E Location : All Fac Spalling, Extent : M	ades			5	\$42,100		
	Location : All Fact Water Penetration, I Location : Stair To	Extent : Severe, Area	Affectea	l : 5%				
Masonry: Brick	5% Recent Replace Evia Location : Side Fa	lent, Extent : N/A, A cade Upper Floors	LIFE rea Affec	* * ted : 5%	5	\$2,500		
Masonry: Granite	5%		LIFE	* *	5	\$1,900		
Masonry: Limestone	5% Now Joint Mortar Miss/E Location : Through		LIFE ate, Area	* * Affected : 25%	5	\$1,900		
Windows								
Aluminum	100% Recent Replace Evid Location : All Fac		2053 rea Affec	* * ted : 100%	5	\$7,000		
Parapets								
Masonry: Brick	65% Recent Replace Evid Location: Parape Other Observation, Location: Interior Explanation: Cov	t Walls Extent : Light, Area	Affected		5	\$2,300		
Metal Panel	20%  Recent Installation,  Location: Bulkhed		2057  ffected :	**	5	\$2,700		
Pre-Cast Concrete	15% Recent Replace Evia Location : Parape		LIFE rea Affec	* * ted : 100%	5	\$3,300		
Roof								
Modified Bitumen	95% Recent Installation, Location: Roof Ar		2039  ffected :	**	10	\$10,700		
Skylight, Metal/Glass	5%		2057	* *	10	\$1,900		

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13376

Architecture		Current F	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2032	\$91,800	3	\$10,500	
Cast in Place Concrete	20%			LIFE	* *	5	\$11,500	
Ceramic Tile	5%			2044	* *	5	\$1,300	
		tallation, E 1 : Toilet Ro	xtent : N/A, Area A oms	Iffected :	100%			
Terrazzo	10%			LIFE	* *	5	\$2,000	
Vinyl Tile	5%			2039	* *	3	\$500	
Wood	40%			2066	* *	5	\$19,600	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$2,200	
Gypsum Board	30%			LIFE	* *	5	\$8,000	
Plaster	65%	2-4	\$14,000	LIFE	* *	5	\$8,700	
	Water Pen	etration, Ex	ctent : Moderate, A	lrea Affe	cted : 5%			
	Location	: 2nd Floo	r Staff Area					
Ceilings								
AcousTileSusp.Lay-In	20%			2048	* *	5	\$5,200	
Gypsum Board	10%			LIFE	* *	5	\$3,300	
Plaster	70%	4+	\$11,100	LIFE	* *	5	\$11,500	
	_	Crumbling, 1 : Pantry Si	Extent : Moderate taff Lounge	, Area Aj	ffected : 5%			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2066	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

Electrical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$500	
	Other Observation, Extent: Light, Are	a Affected : 100	%			
	Location : Basement Electrical Room	n				
	Explanation: One 800 Ampere Main	Disconnect Sw	itch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$500	
Raceway						
Conduit	90%	2057	* *	1		
Conduit	10%	2041	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13376

Electrical	Current Repair	Future Replace	ement	Maintenance			
System	% of Fail Date Estimate	ed Cost Year Estimat	ed Cost	Cycle	<b>Estimated Cost</b>	Priority	
Component	Total (Years)	FY		(Yrs)			
Type							
Inder 600 Volts							
Panelboards	2%	2039	* *	_			
Fused Disc Sw			**	5			
Fused Disc Sw	3%	2053	**	5	¢200		
Molded Case Bkrs	75% 20%	2053 2039	* *	5	\$300 \$100		
Molded Case Bkrs	20%	2039		5	\$100		
Wiring	90%	2057	* *	1			
Thermoplastic	10%		* *	1			
Thermoplastic	10%	2041		1			
Motor Controllers	700/	2049	* *	_	¢100		
Locally Mounted	70%	2048	* *	5	\$100		
Locally Mounted	30%	2036		5			
Ground							
Grounding Devices	1000/	I IDD	* *	5	<b>#200</b>		
Generic	100%	LIFE		5	\$300		
Lighting							
Interior Lighting	10%	2039	* *	10	¢1 (00		
Fluorescent				10	\$1,600		
	Compact Fluorescent Light, Ex Location : Staircases And Ha		100%				
Fluorescent	90%	2039	* *	10	\$14,400		
	Other Observation, Extent : Lig						
	Location: Throughout The B	uilding					
	Explanation: T-8 Lamps						
Egress Lighting							
Emergency, Battery	50%	2039	* *	10	\$2,100		
Exit, LED	50%	2066	* *	1			
Exterior Lighting							
HID	20%	2039	* *	10			
No Component	80%						
Marm							
Security System							
No Component	80%						
Generic	10%	2039	* *	1	\$700		
	Other Observation, Extent : Lig						
	Location : Inside And Outside						
	Explanation : Surveillance Co	amera CCTV					
Generic	10%	2039	* *	1	\$700		
	Other Observation, Extent : Lig	ght, Area Affected : 100%					
	Location : Exit Doors And Re	eading Area					
	Explanation: Intrusion Alarn	n And Motion Sensor					
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%	2039	* *	1-3	\$2,200		
, <b>E</b>	Other Observation, Extent : Lig						
	Location : Throughout The B						
	Explanation : Strobes, Bell, H		Marm Par	nal And	Pull Roy Station		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13376

Mechanical		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2041	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2051	* *	1	\$8,700		
			Extent : N/A, Area A	ffected :	100%				
		: Mechani							
<del></del>	Explana	tion : 2 Un	its						
Distribution							*. *.		
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,300		
Terminal Devices									
Air Handler	50%			2031	\$163,100	1	\$5,400		
Convector/Radiator	45%			2036	* *	1	\$2,500		
Convector/Radiator	5%		\$100	2036	* *	1	\$300		
			oderate, Area Affec		%				
	Location	i : Basemer	ıt, Corroded Radiai	tor					
Air Conditioning									
Energy Source									
Electricity	100%			2047	* *	1			
Conversion Equipment									
Reciprocating	80%			2031	\$204,600	1	\$6,500		
Compr/Chiller									
	-	igerant, Ex 1 : Mechant	tent : Moderate, Ar	ea Affect	red: 100%				
N. G			cai Koom						
No Component	20%								
Terminal Devices									
Air Handler/Cool/Ht	80%			2031	\$215,300	1	\$8,700		
No Component	20%								
Heat Rejection									
Dry Cooler	80%			2036	* *	2	\$9,800		
No Component	20%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,800		
Exhaust Fans									
Interior	100%			2039	* *	2	\$500		
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2041	* *	1			
Galvanized Steel	80%			2036	* *	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			
-									

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## **NEW YORK PUBLIC LIBRARY - 035 WASHINGTON HEIGHTS BRANCH LIBRARY**

Asset #: 13376

Mechanical	Current Repa	nir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2039	* *	4	\$600	
	Recent Repair Evident, E.	xtent : N/A, Area Affecto	ed : 100%			
	Location: Basement					
Sewage Ejector(s)						
Electric	100%	2031	\$9,100	4	\$1,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : N/A, Area Affected : 100%					
	Location: 1 Unit From	Basement To 4th Floor,	1 Unit From 1st T	To 2nd Fl	loor	
	Explanation: 2 Units					

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WEBSTER BRANCH LIBRARY
Address : 1465 YORK AVE. @ EAST 78TH ST.

Borough : MANHATTAN Agency's Number : W03

Area Sq Ft : 11,801 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 12-May-2021 Landmark Status : NONE

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

Block : 1472 Lot : 28 BIN : 1045991

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$469,500	
Interior Architecture		\$79,000
Electrical	\$130,600	
Mechanical	\$95,300	\$95,600
Total	\$695,400	\$174,600
Importance Code A	\$469,500	
Importance Code B	\$225,800	\$95,600
Importance Code C		\$79,000
Total	\$695,400	\$174,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$81,400	\$6,400		
Interior Architecture	\$115,900	\$300		
Electrical	\$10,700	\$24,000	\$300	\$200
Mechanical	\$3,200	\$50,200	\$2,100	\$1,100
Site Enclosure	\$1,900			
Site Pavements	\$3,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$223,800	\$88,200	\$9,600	\$8,500
Importance Code A	\$82,000	\$7,000	\$600	\$600
Importance Code B	\$90,400	\$81,200	\$9,000	\$7,900
Importance Code C	\$51,500			
Total	\$223,800	\$88,200	\$9,600	\$8,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls					_	**- ***	
Masonry: Brick	65% Now Diagonal Cracks, Ex Location: North Ar Misaligned/Bulging, Location: North Ar	nd South Facades - Extent : Severe, Ar	Corners ea Affecto	- Near Upper Pare ed : 10%			
Masonry: Granite	5% Now	\$23,300	LIFE	* *	5	\$1,500	
massing. Granice	Joint Mortar Miss/Er Location : At Entry	od, Extent : Severe	, Area A <u>f</u>		5	ψ1,500	
Masonry: Limestone	25%		LIFE	* *	5	\$7,500	
Metal Panel	5% 0-2	\$2,600	2042	* *	5	\$3,700	
	Deformed/Dented, Ex Location : Penthou	xtent : Moderate, A	rea Affec	ted : 10%			
Windows							
Parapets Cast Stone/Terra Cotta Masonry: Brick	100% 0-2 Broken/Missing Elem Location: 4th Floo Hardware Missing, E Location: Through Thermally Inefficient Location: Lexan Po Weather Strip Missin, Location: Through Worn/Eroded, Extent Location: Protectiv Other Observation, E Location: Rear Ba. Explanation: Rusti  5% 75% Now	r Apartment Extent : Moderate, A out , Extent : Moderate anes Throughout g, Extent : Modera out : Severe, Area Affe ve Metal Grilles - F Extent : Moderate, A sement Facade	Area Affe 2, Area Aj 1e, Area A cted : 25 Cear Facc	cted : 80% ffected : 75% Affected : 80% % ude	5 5 5	\$29,200 \$700 \$1,300	1
, , , , , , , , , , , , , , , , ,	Horizontal Cracks, E Location: Interior Misaligned/Bulging, Location: Interior	xtent : Severe, Ared Parapet Walls On L Extent : Severe, Ar	a Affected Roof Abo ea Affecte	ve Penthouse ed : 25%	Ü	<b>\$1,000</b>	
Masonry: Limestone	10%		LIFE	* *	5	\$200	
Slate	10% Now	\$22,500	LIFE	* *	5	\$200	
	Worn/Eroded, Extent Location : Coping S			%			
Roof							
Modified Bitumen Skylight, Metal/Glass	95% 5% Now Cracking/Crumbling, Location: Skylight		2037 2062 rea Affec	* * * * ted : 100%	10	\$6,400	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

	Current I	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
15%	4+	\$8 700	LIFE	* *	5	\$4 500	
Cracking/	Crumbling,	Extent : Moderate		ffected : 50%	3	ψ 1,500	
2%			2037	* *	5	\$700	
3%			LIFE	* *		\$300	
5%			LIFE	* *		\$500	
75%	4+	\$30,500	2047	* *	5		
				fected : 20%			
5%			2035	\$79,000	5	\$1,400	
5%			LIFE	* *	5	\$600	
10%			LIFE	* *	5	\$2,200	
5%	4+	\$5,500	LIFE	* *			
			Affected	: 5%			
15%	Now	\$41,900	LIFE	* *	5	\$1,300	
Punct/Tea	r/Impact D	amage, Extent : Se	vere, Are	ea Affected : 80%		7 7	
60%			LIFE	* *	5	\$5,200	
Water Pen	etration, E.				· I andina	,	
Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	eted : 20%			
80%			LIFE	* *	5	\$6,600	
40%			2042	* *			
60%	4+	\$500	2052	* *			
	_	-	Affected	: 25%			
Broken/M	issing Elem	-	-	•			
	Now	\$800	2042	* *			
Location	ı : Rear Yar	ht, Area Affected : d xtent : Severe, Area		1 100/			
_	15% Cracking/ Location 2% 3% 5% 75% Deteriora Location 5% 10% 5% Water Pen Location 60% Water Pen Location 10% Cracking/ Location 80% Corrosion Location Location 50% Broken/M Location	Total (Years)  15% 4+ Cracking/Crumbling, Location: Basement 2% 3% 5% 75% 4+ Deteriorated Finish, Location: Ist And  5% 5% 10% 5% 4+ Water Penetration, E. Location: Basement 15% Now Punct/Tear/Impact D. Location: 4th Floor 60%  10% Now Water Penetration, E. Location: Storage 10% Now Cracking/Crumbling, Location: Basement 80%  40% 60% 4+ Corrosion/Rusting, E. Location: Front Gase 50% 4+ Broken/Missing Element Location: Metal File	Total (Years)  15% 4+ \$8,700 Cracking/Crumbling, Extent: Moderate Location: Basement  2% 3% 5% 75% 4+ \$30,500 Deteriorated Finish, Extent: Moderate, Location: 1st And 2nd Floor Reading  5% 5% 10% 5% 4+ \$5,500 Water Penetration, Extent: Light, Area Location: Basement Walls  15% Now \$41,900 Punct/Tear/Impact Damage, Extent: Setenct Setenct Setenct Setenct Setenct Setenct Setenct Setenct Storage Area In Basement Location: Storage Area In Basement Setenct Severe, Area Location: Basement Ceiling - Boiler Basement Ceiling - Boiler Basement Setenct Setence Se	Total (Years)  15% 4+ \$8,700 LIFE Cracking/Crumbling, Extent: Moderate, Area Ay Location: Basement  2% 2037 3% LIFE 5% LIFE 75% 4+ \$30,500 2047 Deteriorated Finish, Extent: Moderate, Area Affected Location: 1st And 2nd Floor Reading Areas  5% 2035 5% LIFE 10% LIFE 10% LIFE 5% 4+ \$5,500 LIFE Water Penetration, Extent: Light, Area Affected Location: Basement Walls  15% Now \$41,900 LIFE Water Penetration, Extent: Severe, Area Location: 4th Floor Mechanical Penthouse 60% LIFE  10% Now \$9,300 LIFE Water Penetration, Extent: Severe, Area Affected Location: Storage Area In Basement - Water Extent: Severe, Area Affected Location: Basement Ceiling - Boiler Room, 3r 80% LIFE  40% 2042 Corrosion/Rusting, Extent: Light, Area Affected Location: Front Gate  50% 4+ \$500 2052 Corrosion/Rusting, Extent: Light, Area Affected Location: Front Gate	Total (Years)   FY	Total (Years)	Total (Years)

#### Site Pavements

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Masonry: Granite	50%	Now	\$3,600	LIFE	* *			
•	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location	: Water Sa	turation In Stone I	Evident A	t Entry Platform			
Activity Yard								
Cast in Place Concrete	100%			2037	* *			

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date Estir (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$3,700	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room							
	Explanati	on : Main Servio	ce Disconnec	t Switch	Rated At 1,200 Am	peres.		
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$43,000	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanati	on : 1 Vertical S	ection					
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								
Thermoplastic	100%			2032	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2030	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,300	LIFE	* *	5	\$200	
	Other Obse	ervation, Extent :	Moderate, A	1rea Affe	ected : 100%			
	Location	: Water Main						
	Explanati	on : Corroded						

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

Electrical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting			*		*		
Fluorescent	93%	2027	\$121,400	10	\$10,100		
	T-5 Lamps And Fixtures, Ext Location : Reading Areas						
Fluorescent	5%	2027	\$6,500	10	\$500		
	T-8 Lamps And Fixtures, Ext Location : Hallways And T						
Fluorescent	2%	2027	\$2,600	10	\$200		
	-	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
	Location: Basement						
Egress Lighting					*		
Emergency, Battery	50%	2032	\$9,800	10	\$1,400		
Exit, Service	50%	2027	\$2,000	1			
Exterior Lighting							
HID	20%	2027	\$10,900	10			
No Component	80%						
Alarm							
Security System	000/						
No Component	80%	2027	* *	1	Ф400		
Generic	10%	2037		1	\$400		
	Other Observation, Extent:						
	Location : Reading Areas, Hallways And Outside Explanation : CCTV Surveillance Cameras						
			* *		<b>#</b> 100		
Generic	10%	2037		1	\$400		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout The						
D: /0 1 D : /	Explanation : Intrusion Sys	stem					
Fire/Smoke Detection	000/						
No Component	80%	2027	* *	1.2	<b>#1.70</b> 0		
Generic, Digital	20%	2037		1-3	\$1,500		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout The Building Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And						
		s, Alarm Bells, Manual	Pull Stations, Si	moke De	tectors And		
	Horns						

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Natural Gas	100%	2042	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2037	* *	1	\$5,800		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Basement Boiler Room						
	Explanation: 1 Unit						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

Mechanical	Current	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Distribution (P.	1000/ 0.2	Ø1 200	2021	<b>#27</b> (00	4	<b>#</b> <00		
Hot Wtr Piping/Pump	100% 0-2 Corroded, Extent: M Location: Corrode Insul. Deteriorating, Location: Supply, I	d Supply, Return Pi Extent : Moderate,	ping		4	\$600		
	Leak Evident, Extent	: Moderate, Area A	Iffected :	50%				
	Location : Leaking	Circulating Pump						
Terminal Devices Convector/Radiator	100%		2030	\$95,600	1	\$3,800		
air Conditioning								
Energy Source								
Electricity	100%		2040	* *	1			
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%		2026	\$95,300	2	\$400		
	R-22 Refrigerant, Ex. Location: 3 Units,		ffected : .	50%				
Ext Pkg Unit - Heating/Cooling	25%		2027	\$49,100	2	\$200		
	R-22 Refrigerant, Ex Location: 1 Unit, 2		ffected : .	25%				
Split Unit	10% R-22 Refrigerant, Ex. Location: 2 Units,		2032 ffected :	\$27,800				
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	10%		2032	\$30,300	1	\$400		
No Component	90%			400,000		4.00		
Heat Rejection								
Air Cooled Condenser Unit	10%		2032	\$2,900	2	\$800		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%		LIFE	* *	2-5	\$4,900		
No Component	25%							
Exhaust Fans								
Interior	75%		2032	\$38,900	2	\$300		
Roof	10%		2032	\$2,300	2			
No Component	15%							
lumbing								
H/C Water Piping	1000/		2012					
Brass/Copper	100%		2042	* *	1			
Water Heater With Tanks Gas Fired	100%		2030	\$16,900	2			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$400	4	\$400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: Basement To 3rd	Floor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	70%					
Generic	30%	2058	* *	1-2	\$1,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WEST FARMS BRANCH LIBRARY

Address : 2085 HONEYWELL AVE. NEAR E. 180 ST.

Borough : BRONX Agency's Number : W04

Area Sq Ft : 17,264 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 14-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3123 Lot : 61 BIN : 2013151

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$168,000	
Interior Architecture		\$106,100
Electrical	\$133,700	
Mechanical		\$862,400
Total	\$301,700	\$968,500
Importance Code A	\$168,000	
Importance Code B	\$133,700	\$968,500
Total	\$301,700	\$968,500

Total	\$104,900	\$26,600	\$13,900	\$38,100
Importance Code C	\$4,000			
Importance Code B	\$74,300	\$22,800	\$13,000	\$37,300
Importance Code A	\$26,500	\$3,900	\$900	\$900
Total	\$104,900	\$26,600	\$13,900	\$38,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$2,500			
Mechanical	\$11,900	\$6,300	\$4,800	\$29,300
Electrical	\$22,800	\$1,700	\$1,400	\$1,600
Interior Architecture	\$34,900	\$8,400	\$500	
Exterior Architecture	\$25,700	\$3,000		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

rchitecture	Curren	t Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Concrete Masonry Unit			LIFE	* *	5	\$1,100	
Masonry: Brick	75%		LIFE	* *	5	\$25,600	
Pre-Cast Concrete	20% 2-4	\$24,600	LIFE	* *	5	\$22,200	
	Cracking/Crumblin Location : Front I	g, Extent : Moderate Elevation	e, Area Aff	ected : 15%			
Windows	1000/		2047	* *	-	Φ	
Aluminum	Location : All Fac	Extent : Light, Area cades tective Metal Grilles			5	\$6,000	
Parapets	Ехрининон . 170	icetive metal Grines	'				
Masonry: Brick	80%		LIFE	* *	5	\$2,700	
Pre-Cast Concrete	20% 4+	\$1,100	LIFE	* *	5	\$4,300	
110 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		g, Extent : Moderate		ected : 2%	Č	ψ .,ε σ σ	
	Location : Parape	0	, 55				
Roof							
Built-Up (BUR)	Location: Throug Patching Evident, E Location: Main R Ridging, Extent: M Location: Throug Split/Cracked, Exte	Extent : Moderate, Ai oof Joderate, Area Affect Thout nt : Moderate, Area .	rea Affecte ed : 25%	ed : 5%			
_ <del>.</del>	Location : Variou	s Locations					
terior							
Floors	65%		2030	¢204 400	2	¢25.200	
Carpet Cast in Place Concrete	10%		LIFE	\$294,400 * *	3	\$25,200	
	10% 5%			* *	5	\$5,700	
Ceramic Tile		¢12 000	2040 LIFE	* *	5 5	\$1,300	
Terrazzo		\$12,000 nt : Moderate, Area A			3	\$1,000	
		n : Moueraie, Area A nance Corridor And					
Vinyl Tile	15%		2031	\$106,100	3	\$1,500	
Interior Walls			• • • •	a. ·	_	***	
Ceramic Tile	3% 4+ Broken/Missing Ele Location : 2nd Fl	\$100 ments, Extent : Mod oor Toilet	2040 erate, Are	* * a Affected : 5%	5	\$100	
Gypsum Board	80%		LIFE	* *	5	\$1,900	
Marble Panels	2%		LIFE	* *		+ <i>y</i> +	
Plaster	15% Now	\$1,500	LIFE	* *	5	\$200	
		Extent : Severe, Area		: 15%	=	4	
		ent Walls Along Lot			oiler Roo	m	
		nt : Moderate, Area A					
		s Locations In Basen					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$4,400	2036	* *	5	\$3,400	
		issing Elem 1 : 2nd Floo	ents, Extent : Mode or	erate, Ar	ea Affected : 15%			
AcousTileSusp.Lay-In	45%	0-2	\$16,900	2036	* *	5	\$5,100	
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 25%			
	Location	: 1st Floor	r And Basement, 2n	d Floor				
Gypsum Board	25%			LIFE	* *	5	\$7,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,500	2044	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 5%			
	Location	: Rear Yar	d					
Activity Yard								
Rubber Matting	100%			2031				

ectrical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	5	\$100	
	Other Observation	n, Extent : N/A, Area A	ffected :	100%			
	Location : Elect	rical Room					
	Explanation : M	ain Service Disconnec	t Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard	^						
Fused Disc Sw	100%		2041	* *	5	\$100	
Raceway							
Conduit	50%		2041	* *	1		
Conduit	50%		2031	\$18,200	1		
Panelboards							
Molded Case Bkrs	70%		2039	* *	5	\$300	
Molded Case Bkrs	30%		2030	\$5,900	5	\$100	
Wiring							
Braided Cloth	10% 2-4	\$3,300	2056	* *	1		
	Insulation Aged, I	Extent : Moderate, Are	a Affecte	ed : 100%			
	Location : Baser	nent					
Thermoplastic	90%		2041	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost   Year   Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Motor Controllers						
Locally Mounted	100%	2036	* *	5	\$100	
Ground						
Grounding Devices				_		
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting	700/	2026	Ф122 <b>7</b> 00	1.0	<b>#11 100</b>	
Fluorescent	70%	2026	\$133,700	10	\$11,100	
	Other Observation, Extent: N/A	**	1%0			
	Location: Reading Areas, Offi	ces				
TI.	Explanation: T-12 Lamps	2026	* *	1.0	<b>#1.600</b>	
Fluorescent	10%	2036		10	\$1,600	
	Other Observation, Extent: N/A	, Area Affectea : 100	1%			
	Location: Reading Areas	I:-l				
	Explanation : Compact Fluore		di di	- 10	<b></b>	
Fluorescent	20%	2036	**	10	\$3,200	
	Other Observation, Extent: Ligh		00%			
	Location: Basement, Commun	ity Koom				
T 1.1.	Explanation: T-8 Lamps					
Egress Lighting	500/	2036	* *	10	¢2 100	
Emergency, Battery	50% 50%	2036	* *	10	\$2,100	
Exit, Service	30%	2030		1		
Exterior Lighting HID	20%	2031	\$16,000	10		
	80%	2031	\$16,000	10		
No Component	8070					
Alarm Security System						
No Component	30%					
Generic	70%	2036	* *	1	\$4,500	
Generic	Other Observation, Extent : Ligh		00%	1	φ+,500	
	Location: Reading Areas, Hal					
	Explanation : CCTV Surveillar		neter			
Fire/Smoke Detection	Explanation . CC1 v Survettur	ice Cumerus				
Generic, Analog	100%	2036	* *	1-3	\$10,600	
Generie, i maiog	Other Observation, Extent : Ligh		00%	1 3	Ψ10,000	
	Location: Throughout The But					
	Explanation: Strobe Lights, M	-	Alarm Bells, Si	noke De	tectors And	
	Horns.	,	, 5000, 51			

Mechanical	Current Rep	oair Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle Estimated Cost (Yrs)	Priority
Heating					
Energy Source					
Natural Gas	100%	2041	* *	1	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Mechanical		Current R	Repair	Future	Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$8,500	
			xtent : Light, Area	Affected :	100%			
			t Boiler Room					
	Explanat	ion : 1 Unii	<u>t</u>					
Distribution							****	
Hot Wtr Piping/Pump		Now	\$200	2039	**	4	\$100	
			oderate, Area Affec	eted : 10%	ó			
		: Boiler Ro						
			: Severe, Area Aff		6			
	Location	: Temperat	ure Control Systen	n				
Hot Wtr Piping/Pump	90%			2039	* *	4	\$1,100	
Terminal Devices	_							
Air Handler	60%			2031	\$193,200	1	\$6,400	
Convector/Radiator	40%			2036	* *	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating	80%			2031	\$201,900	1	\$6,400	
Compr/Chiller								
		-	ent : Light, Area A	ffected : I	100%			
	Location	: 5 Units. E	Backyard					
Split Unit	20%			2036	* *			
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$331,900	1	\$10,700	
Heat Rejection								
Dry Cooler	100%			2031	\$78,500	2	\$12,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,600	
Exhaust Fans								
Interior	75%			2031	\$56,900	2	\$400	
Roof	25%			2026	\$8,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2029	\$23,400	4		
Sanitary Piping	_							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### NEW YORK PUBLIC LIBRARY - 035 WEST FARMS BRANCH LIBRARY

Asset #: 13378

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Vertical Transport Elevators

Hydraulic 100% LIFE \*\*

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

Location: Basement To 2nd Floor

Explanation: 1 Unit

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WEST NEW BRIGHTON BRANCH LIBRARY
Address : 976 CASTLETON AVE. @NORTH BURGHER AVE.

Borough : STATEN ISLAND Agency's Number : W05
Program / Asset # : NPL0W05.000 / 13379 Yr Built/Renovated : 1932 /

Area Sq Ft : 6,645 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 23-Jun-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 178 Lot : 115 BIN : 5004936

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$110,000
Electrical		\$51,500
Mechanical		\$130,600
Total		\$292,100
Importance Code B		\$292,100
Total		\$292,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$52,900	\$1,100		
Interior Architecture	\$4,600	\$72,400	\$500	\$200
Electrical	\$44,700	\$400	\$400	\$400
Mechanical	\$105,300	\$900	\$2,200	\$700
Site Enclosure	\$4,300			
Site Pavements	\$5,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$224,200	\$82,100	\$10,300	\$8,600
Importance Code A	\$53,200	\$1,400	\$300	\$300
Importance Code B	\$158,000	\$80,600	\$10,000	\$8,300
Importance Code C	\$13,000			
Total	\$224,200	\$82,100	\$10,300	\$8,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13379

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick			\$36,900 od, Extent : Moder out	LIFE ate, Area	* * n Affected : 10%	5	\$22,600	
Masonry: Limestone	Worn/Eroc		\$13,900 : Moderate, Area A And Surround At M			5	\$900	
Windows								
Aluminum	100%			2047	* *	5	\$2,200	
Parapets Masonry: Limestone No Component	25% 75%			LIFE	* *	5		
Roof								
Asphalt Shingle	85%			2040	* *	10	\$2,000	
Modified Bitumen	15%			2036	* *	10	\$2,100	
nterior Floors								
Carpet	45%			2027	\$70,400	3	\$6,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	
Ceramic Tile	5%			2034	\$24,900	5	\$400	
Vinyl Tile	45%			2031	\$110,000	3	\$1,500	
Interior Walls Plaster	Cracking/	Now Crumbling, 1: Basemen	\$3,500 Extent : Moderate	LIFE , Area Aj	** ffected : 1%	5	\$2,200	
		etration, E. a : Basemen	xtent : Moderate, A at	rea Affe	cted : 1%			
Wood	30%			LIFE	* *	5	\$12,400	
Ceilings	2070						Ţ. <b>Z</b> ,	
AcousTileSusp.Lay-In	25%			2036	* *	5	\$2,300	
Exposed Struc: Concrete				LIFE	* *	5	\$100	
Plaster	70%			LIFE	* *	5	\$4,000	
ite Enclosure								
Fence/Gates Chain Link	Broken/M	-	\$4,300 tents, Extent : Light t To Driveway	2041 , Area Ą	* * ffected : 5%			
Retaining Walls Cast in Place Concrete	100%	-	·	2051	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13379

Architecture	Current	Repair	Futui	re Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Site Pavements										
On-Site Walkways										
Cast in Place Concrete	90% 4+	\$1,500	2036	* *						
	Broken/Missing Eler	oken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	-	Building By Cellar								
	Cracking/Crumbling	g, Extent : Light, Are	a Affecte	ed : 1%						
	Location : Handice	ap Ramp	00							
Masonry: Granite	10% 0-2	\$3,800	LIFE	* *						
•	Joint Mortar Miss/E	rod, Extent : Moder	ate, Ared	a Affected : 60%						
	Location : Front E	ntry Steps								
Parking/Driveway										
Cast in Place Concrete	100%		2036	* *						

Electrical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	\$3,700	5		
	Other Obse	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Electrical Room					
	Explanat	ion : One 600 Ampere Main	Disconne	ect Switch			
Raceway							
Conduit	90%		2031	\$32,800	1		
Conduit	10%		2041	* *	1		
Panelboards							
Molded Case Bkrs	50%		2030	\$9,900	5	\$100	
Molded Case Bkrs	50%		2047	* *	5	\$100	
Wiring							
Braided Cloth	10%	2-4 \$3,300	2056	* *	1		
		Aged, Extent : Moderate, Ard : Throughout	ea Affecte	ed : 100%			
Thermoplastic	10%		2041	* *	1		
Thermoplastic	80%		2031	\$26,400	1		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	70%		2031	\$51,500	10	\$4,300	
		And Fixtures, Extent : Light, : Throughout	Area Aff	fected : 100%		·	
Incandescent	30%		2026	\$25,700	2		
-				. , ,			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13379

Electrical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Egress Lighting								
Emergency, Service	50% Now	\$1,000	2031	\$2,000	1			
	Damaged Fixtures, E Location : Through		Area Affe	cted : 100%				
Exit, Service	50% Now	\$600	2031	\$1,100	1			
	Damaged Fixtures, E Location : Through		Area Affe	cted : 100%				
Exterior Lighting								
HID	10%		2031	\$3,100	10			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Front W	•						
	Explanation: Pole							
HID	10% Now	\$900	2031	\$3,100				
	Damaged Fixtures, Extent : Moderate, Area Affected : 100% Location : Facade							
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location : Perimet	er						
	Explanation : Oper	ated Via Photocell						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%		2031	\$3,700	1	\$700		
Fire/Smoke Detection								
No Component	25%							
Generic, Digital	75%		2026	\$12,700	1-3	\$3,200		

st Priority
0
0
0
0
(

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13379

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	50%	Now	\$29,100	2041	* *	1	\$1,400	
comp. comit.			Extent : Severe, Ar nt Mechanical Room		ted : 100%			
Window/Wall Unit	50%			2026	\$12,500	1		
Distribution CW & CHW Wtr Pipe/Pump		Now	\$4,300	2041	* *	4	\$300	
			t : Severe, Area Aff Ind Pumps Abando					
Heat Rejection Dry Cooler	Abandone	Now d in Place, : Backyare	\$30,200 Extent : Severe, Ar	2041 rea Affect	* * ted : 100%	2	\$3,700	
Ventilation		<u> </u>						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans Interior	Broken, E		\$11,700 re, Area Affected : at Bathroom	2031 20%	\$29,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2051	* *	1		
Galvanized Steel	50%			2036	* *	1		
Water Heater With Tanks Gas Fired	100%			2026	\$16,900	2		
	Location	ervation, E : Basemen tion : 30 G		Affected	: 100%			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Vertical Transport Elevators Hydraulic	Location		Extent : Light, Area nt To 2nd Floor	LIFE Affected	**			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WESTCHESTER SQUARE BRANCH LIBRARY
Address : 2521 GLEBE AVENUE NEAR OVERING ST.

Borough : BRONX Agency's Number : W06

Area Sq Ft : 13,026 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 28-May-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3986 Lot : 34 BIN : 2041911

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$216,500	\$70,400
Interior Architecture		\$413,800
Total	\$216,500	\$484,200
Importance Code A	\$216,500	\$70,400
Importance Code B		\$413,800
Total	\$216,500	\$484,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$86,000			
Interior Architecture	\$34,900		\$200	\$1,900
Electrical	\$700	\$500	\$600	\$600
Mechanical	\$32,700	\$3,100	\$2,500	\$3,100
Site Enclosure	\$600			
Site Pavements	\$3,100			
Total	\$157,900	\$3,600	\$3,300	\$5,500
Importance Code A	\$86,700	\$600	\$600	\$600
Importance Code B	\$58,800	\$2,900	\$2,500	\$4,900
Importance Code C	\$12,400		\$200	
Total	\$157,900	\$3,600	\$3,300	\$5,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13380

rchitecture	Current Repair			Futur	e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$6,400	
Masonry: Brick	87%		\$75,100	LIFE	* *	5	\$18,400	
			t, Extent : Modera					
			icade Above 2nd F		dows			
		_	ht, Area Affected :					
			Locations, All Face		50/			
		racks, Exte n : Through	nt : Light, Area Aff out	eciea . 1	3/0			
		_	oui xtent : Moderate, A	traa Affa	ctad · 2%			
		n : Front Fa		1164 213366	. ieu . 270			
Masanry Limestone		Now	\$8,300	LIFE	* *	5	\$800	
Masonry: Limestone			od, Extent : Moder		a Affected · 20%	3	\$600	
			ow Openings	<i>uic</i> , 217 cc	11111ccica : 2070			
Granite Panels		Now	\$12,900	LIFE	* *	5	\$800	
Grainte Fancis			od, Extent : Moder			3	\$600	
		n : At Main		<i>uic</i> , 217 cc	1111Jecica : 1570			
			Extent : Moderate	e. Area A	ffected · 20%			
	_	_	Locations Through		<b>y</b>			
Windows			-					
Aluminum	100%	Now	\$141,400	2060	* *	5	\$1,500	
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	fected : 45%			
		n : Through						
		ss Fastener. n : Through	s, Extent : Moderai out	te, Area A	Affected : 30%			
	Location	n : Through						
			: Moderate, Area A	Affected :	45%			
	Location	n : Through	out					
Parapets	050/	NI	<b>#20.20</b> 0	LIEE	<b>ታ ታ</b>	F	Ø2 100	1
Masonry: Brick		Now	\$38,300 Extent : Moderate	LIFE	Gastad . 20/	5	\$3,100	1
			exient : Moderate orner, Round Section		yeciea : 2%			
			od, Extent : Severe		ffected : 30%			
			ace Of Parapet Wa		<i>jecica</i> . 5070			
			tent : Moderate, Ar		ted · 100%			
			ace Of Parapet					
Masonry: Limestone		Now	\$2,000	LIFE	* *	5	\$200	
			ed, Extent : Light, A		cted : 15%	J	4200	
		n : Coping S		00				
			xtent : Moderate, 2	4rea Affe	cted : 20%			
	-	n : Coping S		-				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13380

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior Roof									
Modified Bitumen	5%	Now	\$300	2035	\$6,200				
	Location	n : Stair Bul	vere, Area Affected khead	: 5%					
		netration, E. n : Into Stai	xtent : Severe, Area r Area	ı Affected	l : 5%				
Roll Roofing	95%	Now	\$21,100	2031	\$70,400	5	\$9,100		
	Location	n:Roof	ent : Moderate, Are		d : 2%				
	Location	n : Main Ro	•						
			xtent : Severe, Area or Library Areas	ı Affected	l : 5%				
Interior	Locuitor	2na 1 100	Diorary meas						
Floors									
Cast in Place Concrete	5%	)		LIFE	* *	5	\$4,000		
Mosaic Tile	3%			2040	* *	5	\$1,400		
Terrazzo	10%			LIFE	* *	5	\$2,900		
Vinyl Tile	82%	ı		2035	\$413,800	3	\$7,600		
Interior Walls									
Ceramic Tile	2%			2038	* *	5	\$300		
Concrete Masonry Unit	5%			LIFE	* *	5	\$600		
Glazed Ceramic Panel	5%	1		LIFE	* *	10	\$700		
Plaster	65%	1		LIFE	* *	5-10	\$8,500		
SGFT/Glazed Masonry	20%	1		LIFE	* *	10	\$1,500		
Wood	3%	ı		LIFE	* *	5	\$3,700		
Ceilings			*			_			
AcousTileConcealSpLn			\$6,600	2048	* *	5	\$5,200		
			Extent : Light, Arec Locations Through		d : 20%				
			xtent : Moderate, A or At Roof Penetrat		eted : 15%				
Metal Panel	45%	ı		LIFE	* *	5	\$20,700		
Plaster	10%	Now	\$2,800	LIFE	* *	5	\$1,200		
	_	Crumbling, n : Bulkhead	Extent : Moderate l	, Area A <u>j</u>	fected : 5%				
		-	: Severe, Area Affe at, Stairwells	ected : 20	9%				
Site Enclosure									
Fence/Gates	2007	NT.	ф <i>с</i> 00	2045	* *				
Chain Link	Impact Do	-	\$600 ent : Severe, Area A et Steps At Front Of		5%				
Iron Picket					* *				
Iron Picket	70%			2070					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13380

Architecture		Current Re	epair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	80%			2070	* *			
Masonry: Brick	20%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,000	2048	* *			
	Cracking/0	Crumbling, I	Extent : Moderate	, Area Aj	ffected : 2%			
	Location	: Glebe Ave	nue					
On-Site Walkways								
Cast in Place Concrete	70%	Now	\$400	2048	* *			
	Cracking/0	Crumbling, I	Extent : Moderate	, Area A	ffected : 2%			
	Location	: Front Ent	rance Area					
Masonry: Granite	30%	4+	\$1,600	LIFE	* *			
iviacemy. Cramic			d, Extent : Moder		a Affected : 2%			
		: Front Step		,	JJ			

Current Ro	Current Repair Future Replacement Mainten		Maintenance		Maintenance		
% of Fail Date Total (Years)			<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
100%			\$43,000	5	\$300		
Other Observation, Ex	tent : N/A, Area Affec	cted :	100%				
Location : Electrical	Room						
Explanation : Main S	Service Disconnect Sv	witch.	Rated At 350 Ampe	eres.			
100%	2	.035	\$43,000	5	\$300		
100%	2	.035	\$36,500	1			
10%	2	034	\$2,000	5			
40%	2	034	\$7,900	5	\$100		
50%	2	043	* *	5	\$200		
50%	2	034	\$16,500	1			
Insulation Aged, Exten	t : Moderate, Area A	ffecte	d: 100%				
Location: Throughor	ut The Building						
50%	2	035	\$16,500	1			
			·				
50%	2	033	\$23,700	5			
50%	2	048	* *	5			
100%	L	IFE	* *	5	\$400		
	% of Fail Date Total (Years)  100% Other Observation, Ex Location: Electrical Explanation: Main S  100%  100%  100%  50% Insulation Aged, Extent Location: Throughout 50%  50%	100%   2   Other Observation, Extent : N/A, Area Affect Location : Electrical Room   Explanation : Main Service Disconnect St   100%   2   100%   2   100%   2   100%   2   100%   2   100%   2   100%   2   100%   2   100%   2   100%   2   100%   2   10%	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY           100%         2035         Other Observation, Extent: N/A, Area Affected: Location: Electrical Room	Nof Total   Cyears   Setimated Cost   Year   Estimated Cost   FY	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost (Yrs)         Cycle (Yrs)           100%         2035         \$43,000         5           Other Observation, Extent: N/A, Area Affected: 100%         Location: Electrical Room         Explanation: Main Service Disconnect Switch Rated At 350 Amperes.           100%         2035         \$43,000         5           100%         2035         \$36,500         1           10%         2034         \$2,000         5           40%         2034         \$7,900         5           50%         2043         **         5           Insulation Aged, Extent: Moderate, Area Affected: 100%         Location: Throughout The Building         1           50%         2035         \$16,500         1           50%         2035         \$16,500         1           50%         2035         \$16,500         1           50%         2035         \$16,500         1           50%         2048         **         5	No of Total   Fail Date   Estimated Cost   Year   Fay   Estimated Cost   Cycle (Yrs)   Estimated Cost   Total   Fay   Estimated Cost   Cycle (Yrs)   Cycle (Yrs)	

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13380

Electrical		Current F	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	\$10,800	10	\$1,600	
Exit, Service	50%			2035	\$2,200	1		
Exterior Lighting								
HID	20%			2030	\$12,000	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2043	* *	1	\$4,900	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Reading	Areas					
	Explana	tion : CCT	V Surveillance Cam	iera				

			e Replacement		aintenance	
	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%		2055	* *	1		
100%		2040	* *	1	\$6,400	
Other Observati	ion, Extent : Severe, Are	a Affecte	d : 100%			
Location: Bas	sement					
Explanation:	1 Unit. Hot Water For H	leat Is Su	ıpplied By Adjacen	t Health	Center.	
100% 0-	2 \$2,800	2051	* *	4	\$600	
Broken, Extent:		d: 50%			·	
Location : Bas	sement. One Broken Circ	ulating I	Ритр			
50%		2040	* *	1	\$4,000	
50%		2048	* *	1	\$2,100	
100%		2051	* *	1		
100%		2040	* *	2	\$800	
Other Observati	ion, Extent : Light, Area	Affected	: 100%			
Location: Roo	f					
Explanation:	1 Unit, Refrigerant 410a	<i>t</i> .				
*	• •					
100%		2035	\$37,400	2	\$9,100	
	100%  100%  100%  Other Observation: Base Explanation:  100%  0-Broken, Extent: Location: Base  50%  50%  100%  Other Observation: Rocation: Rocat	Total (Years)  100%  100%  Other Observation, Extent: Severe, Area Location: Basement Explanation: 1 Unit. Hot Water For Home 100%  100%  0-2 \$2,800  Broken, Extent: Moderate, Area Affected Location: Basement. One Broken Circles 50%  50%  100%  Other Observation, Extent: Light, Area Location: Roof Explanation: 1 Unit, Refrigerant 410a	Total (Years)  100%  2040  Other Observation, Extent: Severe, Area Affecter Location: Basement Explanation: 1 Unit. Hot Water For Heat Is Su  100%  0-2 \$2,800 2051  Broken, Extent: Moderate, Area Affected: 50% Location: Basement. One Broken Circulating Incomplete Solution (Solution)  50%  2040  50%  2040  Other Observation, Extent: Light, Area Affected Location: Roof Explanation: 1 Unit, Refrigerant 410a.	Total (Years)  FY  100%  2040  **  Other Observation, Extent: Severe, Area Affected: 100%  Location: Basement  Explanation: 1 Unit. Hot Water For Heat Is Supplied By Adjacen  100%  0-2  \$2,800  2051  **  Broken, Extent: Moderate, Area Affected: 50%  Location: Basement. One Broken Circulating Pump  50%  2040  **  100%  2051  **  100%  2040  **  Other Observation, Extent: Light, Area Affected: 100%  Location: Roof  Explanation: 1 Unit, Refrigerant 410a.	Total (Years)   FY   (Yrs)	Total (Years)   FY   (Yrs)

Ventilation

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13380

Mechanical	Cı	ırrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	l Date E 'ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		2-4	\$28,300	LIFE	* *	2-5	\$7,300	
	Insul. Deterior Location : Re	_	tent : Moderate,	Area Aff	ected : 10%			
Exhaust Fans								
Roof	100%			2040	* *	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks								
Electric	100%			2033	\$23,400	4		
	Other Observa	ation, Ext	ent : Light, Area .	Affected	: 100%			
	Location: B	asement						
	Explanation	: 1 Unit,	28 Gallons					
Sanitary Piping	•							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : WOODSTOCK BRANCH LIBRARY

Address : 761 EAST 160TH ST. NEAR FOREST AVE.

Borough : BRONX Agency's Number : W07

Area Sq Ft : 16,524 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-Dec-2019 Landmark Status : NONE

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

Block : 2657 Lot : 30 BIN : 2004700

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$26,600
Mechanical	\$209,000	\$560,000
Total	\$209,000	\$586,600
Importance Code B	\$209,000	\$560,000
Importance Code C		\$26,600
Total	\$209,000	\$586,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,900	\$900	\$9,900	\$13,900
Interior Architecture	\$17,000	\$1,400		\$1,700
Electrical	\$900	\$500	\$500	\$600
Mechanical	\$8,000	\$3,300	\$5,900	\$19,400
Total	\$28,900	\$6,000	\$16,200	\$35,600
Importance Code A	\$3,800	\$1,700	\$10,700	\$14,700
Importance Code B	\$25,100	\$4,300	\$5,500	\$19,700
Importance Code C				\$1,200
Total	\$28,900	\$6,000	\$16,200	\$35,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

Architecture	Current Repair	Future Replacement	N		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	6.704			<b>**</b> < 0.00	
Masonry: Brick	65%	LIFE *	* 5	\$36,000	
	Recent Repair Evident, Extent: N/A, Location: All Facades	Area Affected : 100%			
Masonry: Granite	5%	LIFE *	* 5	\$2,100	
Masonry: Limestone	30%	LIFE *	* 5	\$12,500	
	Recent Repair Evident, Extent: N/A, Location: Front Facade	Area Affected : 100%			
Windows					
Aluminum	45%	2047 *	* 5	\$1,800	
Steel	5% Now \$2,900		* 5	\$1,200	
	Corrosion/Rusting, Extent: Moderate Location: Stairs				
	Deteriorated Finish, Extent: Modera Location: Stairs	ite, Area Affected : 50%			
	Thermally Inefficient, Extent : Severe Location : Stairs	, Area Affected : 50%			
Wood	50%	2053 *	* 5	\$19,700	
	Recent Installation, Extent : N/A, Are Location : Front Facade	a Affected : 50%			
Parapets					
Masonry: Brick	75% Recent Replace Evident, Extent : N/A	LIFE * , Area Affected : 100%	* 5	\$1,900	
	Location : Parapet Walls				
Masonry: Limestone	20%	LIFE *	* 5	\$600	
	Recent Repair Evident, Extent: N/A, Location: Copings	Area Affected : 100%			
Masonry: Sandstone	5%	LIFE *	* 5	\$200	
Roof					
Modified Bitumen	100%	2039 *	* 10	\$13,900	
	Recent Installation, Extent: N/A, Are Location: Roof	a Affected : 100%			
terior					
Floors					
Cast in Place Concrete	10%	LIFE *	3	\$5,400	
Ceramic Tile	4%	2044 *	* 5	\$1,000	
	Recent Installation, Extent: N/A, Are Location: 1st And 2nd Floor Toilet.	00			
Mosaic Tile	1% Other Observation, Extent: Light, Ar	2036 * rea Affected : 1%	* 5	\$600	
	Location: Basement Toilet Room	1 D D			
	Explanation : Old Tile Not Removed				
Vinyl Tile	45%	2039 *	5	\$4,200	
Wood	40%	2066 *	* 5	\$18,700	
	Recent Installation, Extent: N/A, Are Location: 1st, 2nd And 3rd Floors	a Affected : 40%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

Architecture	Curren	t Repair	Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls							
Ceramic Tile	4%		2044	* *	5	\$2,000	
		dent, Extent : N/A, A nd 3rd Floor Toilets	rea Affec	eted : 4%			
Ceramic Tile	Location : Basem	Extent : Light, Area ent Toilet t Removed During Re			5	\$500	
Community Management Linit	5%	Removed During Re		* *		¢1 000	
Concrete Masonry Unit	5% 70%		LIFE LIFE	* *	5	\$1,000	
Gypsum Board		Extent : N/A, Area A zhout			5	\$20,500	
Plaster	20%		LIFE	* *	5	\$2,900	
Ceilings							
Exposed Struc: Concrete	Paint Peeling, Exte Location : Basem	g, Extent : Moderate					
Gypsum Board	70%		LIFE	* *	5	\$21,800	
<i>7</i> 1	Recent Installation, Location: Through	Extent : N/A, Area A ghout		70%		, ,,===	
Plaster	20%		LIFE	* *	5	\$3,100	
Site Enclosure							
Fence/Gates							
Iron Picket	20%		2066	* *			
Wood	80%		2035				
Retaining Walls							
Masonry: Brick	100%		2051	* *			
Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways	100%		2044	* *			
Cast in Place Concrete	100%		2044	* *			
Activity Yard Pavers/Stone	100%		2040	* *			
-							

Electrical	Current Repair			Futur	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

System Component Type	Electrical	Cu	rrent Repair	Futu	e Replacement	M		
Service Equipment	Component				<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Air Circuit Breaker								
Other Observation, Extent : N/A, Area Affected : 100%   Location : Electrical Room Basement   Explanation : One 800 Ampere Main Disconnect Switch								
Location : Electrical Room Basement   Explanation : One 800 Ampere Main Disconnect Switch	Air Circuit Breaker					5	\$100	
Explanation : One 800 Ampere Main Disconnect Switch   Switchboard   Air Circuit Breaker   100%   2061   ** 5   \$100     Raceway				Affected :	100%			
Switchgear / Switchboard   Air Circuit Breaker   100%   2061   ** 5   \$100				ъ.	~			
Air Circuit Breaker   100%   2061   ** 5   \$100	G : 1 /G : 11 1	Explanation :	One 800 Ampere Main	Disconne	ct Switch			
Raceway		1000/		2061	* *	_	¢100	
Conduit   100%   2061   **   1		100%		2061		3	\$100	
Panelboards		1000/		2061	* *	1		
Fused Disc Sw   5%   2056   ** 5   5   Molded Case Bkrs   95%   2056   ** 5   \$400		100%		2061		1		
Molded Case Bkrs   95%   2056   ** 5   \$400		50/		2056	* *	5		
Wiring   Thermoplastic   100%   2061   ** 1   Motor Controllers   Locally Mounted   100%   2051   ** 5   \$100   S100							\$400	
Thermoplastic         100%         2061         ***         1           Motor Controllers         Locally Mounted         100%         2051         **         5         \$100           Grounding Devices           Generic         100%         LIFE         **         5         \$200           Lighting           Fluorescent         20%         2041         **         10         \$3,000           T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%           LED         80%         2041         **         10         \$3,000           Egress Lighting           Emergency, Battery         50%         2041         **         10         \$2,000           Exterior Lighting         2041         **         10         \$2,000           Exterior Lighting         2041         **         1           LED         100%         2041         **           Alarm         Security System         No Component         70%           Generic         30%         2041         **         1         \$1,900           Fire/Smoke Detection         No Component         70%         1         **         1		93%		2036		3	\$400	
Motor Controllers		1000/		2061	* *	1		
Locally Mounted         100%         2051         ** 5         \$100           Ground         Grounding Devices         Generic         100%         LIFE         ** 5         \$200           Lighting         Interior Lighting         Fluorescent         20%         2041         ** 10         \$3,000           LED         80%         2041         **         10         \$3,000           Egress Lighting         Emergency, Battery         50%         2041         ** 10         \$2,000           Exterior Lighting         LED         50%         2071         ** 1         \$2,000           Alarm         Security System           No Component         70%         2041         ** 1         \$1,900           Fire/Smoke Detection         30%         2041         ** 1         \$1,900		10070		2001		1		
Grounding Devices   Generic   100%   LIFE   ** 5   \$200		100%		2051	* *	5	\$100	
Grounding Devices         Generic         100%         LIFE         ** 5         \$200           Lighting         Interior Lighting         Fluorescent         20%         2041         ** 10         \$3,000           LED         80%         2041         **         **           Egress Lighting         Emergency, Battery         50%         2041         ** 10         \$2,000           Exterior Lighting         Exterior Lighting         LED         100%         2041         **           Alarm         Security System           No Component         70%         2041         ** 1         \$1,900           Fire/Smoke Detection         70%         2041         ** 1         \$1,900		10070		2031			\$100	
Generic   100%   LIFE   ** 5   \$200								
Lighting   Fluorescent   20%   2041   ** 10   \$3,000		100%		LIFE	* *	5	\$200	
Interior Lighting   Fluorescent   20%   2041   *** 10   \$3,000		10070					<b>42</b> 00	
Fluorescent   20%   2041   ** 10   \$3,000     T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%     LED   80%   2041   **     Egress Lighting   Emergency, Battery   50%   2041   ** 10   \$2,000     Exit, LED   50%   2071   ** 1     Exterior Lighting   LED   100%   2041   **     Alarm   Security System   No Component   70%   Generic   30%   2041   ** 1   \$1,900     Fire/Smoke Detection   No Component   70%   70%     Fire/Smoke Detection   No Component   70%   100								
LED   80%   2041   * *		20%		2041	* *	10	\$3,000	
LED       80%       2041       **         Egress Lighting       2041       ** 10       \$2,000         Exit, LED       50%       2071       ** 1         Exterior Lighting       2041       **         LED       100%       2041       **         Alarm       Security System       No Component       70%         Generic       30%       2041       ** 1       \$1,900         Fire/Smoke Detection       No Component       70%		T-8 Lamps And	·					
Egress Lighting		Location : Ba	sement					
Egress Lighting	LED	80%		2041	* *			
Emergency, Battery 50% 2041 ** 10 \$2,000 Exit, LED 50% 2071 ** 1  Exterior Lighting LED 100% 2041 **  Alarm Security System No Component 70% Generic 30% 2041 ** 1 \$1,900  Fire/Smoke Detection No Component 70%		20,0						
Exit, LED 50% 2071 ** 1  Exterior Lighting LED 100% 2041 **  Alarm  Security System No Component 70% Generic 30% 2041 ** 1 \$1,900  Fire/Smoke Detection No Component 70%		50%		2041	* *	10	\$2,000	
LED     100%     2041     **       Alarm     Security System       No Component     70%       Generic     30%     2041     ** 1     \$1,900       Fire/Smoke Detection       No Component     70%		50%		2071	* *	1		
LED     100%     2041     **       Alarm     Security System       No Component     70%       Generic     30%     2041     ** 1     \$1,900       Fire/Smoke Detection       No Component     70%	Exterior Lighting							
Security System           No Component         70%           Generic         30%         2041         ** 1         \$1,900           Fire/Smoke Detection         No Component         70%		100%		2041	* *			
No Component         70%           Generic         30%           Fire/Smoke Detection           No Component         70%	Alarm							
No Component         70%           Generic         30%           Fire/Smoke Detection           No Component         70%								
Fire/Smoke Detection No Component 70%	No Component							
No Component 70%		30%		2041	* *	1	\$1,900	
Generic, Digital 30% 2041 ** 1-3 \$3,200								
	Generic, Digital	30%		2041	* *	1-3	\$3,200	

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source							
Natural Gas	100%		2051	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

Mechanical	Current R	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Furnace	30%		2031	\$15,300	1	\$2,500	
Hot Water Boiler	70%		2044	* *	1	\$5,700	
	Other Observation, Ex		Affected	: 100%			
	Location: Basement						
	Explanation : 1 Unit						
Distribution (D	1000/		2020	* *	4	ф1 <b>2</b> 00	
Hot Wtr Piping/Pump	100%		2039	~ ~	4	\$1,200	
Terminal Devices	0.007		2026	* *	1	<b>#4.200</b>	
Convector/Radiator	80%		2036	* *	1	\$4,300	
No Component	20%						
Air Conditioning							
Energy Source Electricity	100%		2047	* *	1		
	100%		2047		1		
Conversion Equipment	70%		2031	¢125.700	2	\$700	
Exterior Pkg Unit -	/0%		2031	\$125,700	2	\$700	
Cooling Split Unit	30%		2031	\$116,600			
Terminal Devices	3070		2031	\$110,000			
Air Handler/Cool/Ht	100%		2031	\$317,700	1	\$10,200	
Heat Rejection	10070		2031	\$317,700	1	\$10,200	
Dry Cooler	100%		2036	* *	2	\$11,500	
Ventilation	10070		2030			\$11,500	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,200	
Exhaust Fans	10070		DII L		2 3	Ψ,200	
Roof	100%		2031	\$31,800	2	\$500	
Plumbing	10070		2031	ψ31,000		Ψ200	
H/C Water Piping							
Galvanized Steel	100%		2029	\$209,000	1		
Water Heater With Tanks	10070		2027	Ψ203,000	-		
Gas Fired	100%		2029	\$16,900	2		
Sanitary Piping				4-0,500			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2026	\$3,300	4	\$500	
Sewage Ejector(s)						<u> </u>	
Electric	100%		2031	\$8,600	4	\$1,000	
Backflow Preventer				)		. ,	
No Component	90%						
Generic	10%		2036	* *	1	\$100	
-	Other Observation, Ex	ctent : Light, Area		: 10%	-	4-20	
	Location : Basement	-					
	Explanation : Boiler						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# NEW YORK PUBLIC LIBRARY - 035 WOODSTOCK BRANCH LIBRARY

Asset #: 13381

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 13-Aug-2024 NEW YORK PUBLIC LIBRARY - FY 2025

Asset Name : YORKVILLE BRANCH LIBRARY Address : 222 EAST 79TH ST. @THIRD AVE.

Borough : MANHATTAN Agency's Number : Y01

Area Sq Ft : 13,112 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-May-2021 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Floors 1

Block : 1433 Lot : 37 BIN : 1044180

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$437,800	
Interior Architecture	\$281,500	\$258,900
Electrical	\$143,100	
Mechanical	\$233,200	\$182,900
Total	\$1,095,600	\$441,800
Importance Code A	\$437,800	
Importance Code B	\$571,800	\$331,300
Importance Code C	\$86,000	\$110,500
Total	\$1,095,600	\$441,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$55,600	\$11,600	_	
Interior Architecture	\$34,300		\$3,900	\$900
Electrical	\$25,700	\$39,800	\$300	\$200
Mechanical	\$36,400	\$43,800	\$2,900	\$3,100
Site Enclosure	\$6,000			
Site Pavements	\$4,200			
Total	\$162,300	\$95,200	\$7,100	\$4,200
Importance Code A	\$56,300	\$12,300	\$600	\$600
Importance Code B	\$100,000	\$82,900	\$6,500	\$3,600
Importance Code C	\$6,000			
Total	\$162,300	\$95,200	\$7,100	\$4,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

chitecture	Currer	nt Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior			•				
Exterior Walls							
Masonry: Brick	Location : West A	\$240,100 ng, Extent : Light, Are And South Facades Moderate, Area Affect nd 4th Stories		* * d : 10%	5	\$26,800	
	Vegetation Growth Location : Rear Y	, Extent : Moderate, A Yard Facade	Area Affec	eted : 20%			
Masonry: Limestone	-	\$126,600 ng, Extent : Severe, A Facade Basement Le		* * ed : 5%	5	\$7,400	
Slate Panels	2%		LIFE	* *	5	\$600	
Stucco Cement	5%		2037	* *	5	\$4,900	
Windows							
Metal Louvers Steel	3% 20% 0-2	\$45,900	2035 2057	\$8,500 * *	10 5	\$900 \$5,900	
	Location : East A Thermally Inefficie	h, Extent : Moderate, And West Lot Line Fac ent, Extent : Moderate And West Lot Line Fac	cades e, Area Aff				
Wood	Location : Throu, Split/Cracked, Exte Location : Throu, Worn/Eroded, Exte	\$71,100 ent, Extent : Moderate ghout 3rd And 4th Flo ent : Moderate, Area 2 ghout 3rd And 4th Flo ent : Moderate, Area 2 ghout 3rd And 4th Flo ghout 3rd And 4th Flo	oors Affected : oors Affected : .	25%	5	\$9,400	
Wood	37%		2040	* *	5	\$17,300	
Parapets	5770		2070			Ψ17,500	
Masonry: Brick	Location : Lower Joint Mortar Miss/	\$9,800 ng, Extent : Moderate Roof At 2nd Floor Erod, Extent : Moder			5	\$1,400	
		r Roof At 2nd Floor Moderate, Area Affect rRoof	ted : 10%				
	10%		LIFE	* *	5	\$200	
Masonry: Limestone							
Masonry: Limestone Pre-Cast Concrete	5%		LIFE	* *	5	\$500	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Architecture	Cu	rrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Date E ears)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	40%	_	44.000	2031	\$150,800	3	\$11,800	
Cast in Place Concrete	Cracking/Crun	_	\$1,800 xtent : Light, Are	LIFE va Affecte	* * ed : 10%	5	\$2,100	
	Location: Th							
Ceramic Tile	Broken/Missing	-			\$60,100 ea Affected : 2% ustodian Apartmen	5 t	\$500	
Vinyl Tile	15%			2032	\$88,300	3	\$1,500	
Vinyl Tile	10% No Cracking/Crun Location : 3rd	ıbling, E.	\$17,700 xtent : Severe, A	2042 rea Affec	* * ted : 50%	3	\$700	
	Loose Units, E. Location: Th		vere, Area Affec ,	ted : 50%	6			
Vinyl Tile 9" X 9"	10% No Cracking/Crum Location : Ba	ıbling, E.	\$8,500 xtent : Severe, A	2042 rea Affec	* * ted : 70%	3	\$700	
Wood	Location : Ci Dry Rot/Decay	g Elemen Istodian . , Extent :	\$114,400 ts, Extent : Seve. Apartment Top F Severe, Area Af Apartment Top F	loor fected : 5		5	\$2,800	
Interior Walls								
Ceramic Tile	Broken/Missing	-	\$2,200 ts, Extent : Seve Apartment Top F		\$110,500 Affected : 2%	5	\$900	
Glass: Single Pane	3%			LIFE	* *	5	\$800	
Gypsum Board	20%			LIFE	* *	5	\$4,400	
Plaster	50%			LIFE	* *	5	\$5,500	
Plaster		-	\$86,000 ts, Extent : Seven in Floors	LIFE re, Area 2	* * Affected : 60%	5	\$2,400	
	Location: 3rd	d And 4th						
		-	Extent : Severe, A		cted : 20%			
			Apartment Top F		1 · 250/			
	Location: 3r		nt : Severe, Area	Ајјестес	1. 2370			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	100/	4.	<b>4500</b>	2025			<b>#1.200</b>	
AcousTileConcealSpLn	10%		\$700	2037	**	• 5	\$1,200	
		-	ients, Extent : Mod r Offices, Basemen		ea Affectea : 5%			
F 10 0			Offices, Basemen		* *		Φ200	
Exposed Struc: Concrete				LIFE	* *	5	\$200	
Plaster Plaster	60%	Now	¢01.000	LIFE	* *	5	\$7,400	
Plaster			\$81,000 nents, Extent : Mod	LIFE		5	\$3,100	
		issing Eiem 1 : 3rd And		eraie, Ar	ей Ајјестей . 2076	)		
			, Extent : Moderate	Area At	fected · 30%			
		i: 3rd And		, 111 001 11)	<i>jecica</i> . 5070			
			xtent : Moderate, A	rea Affe	cted: 30%			
		i: 3rd And						
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,500	2052	* *	:		
		_	xtent : Severe, Ared					
			Fence At Front Are	-		asement		
	-	-	ent : Moderate, Are	a Affecte	ed : 20%			
	Location	: At Front	Areaway					
Free Standing Walls	1000/			20.42	* *			
Masonry: Brick	100%			2042	* 1			
Retaining Walls	100%	Now	\$4.500	2042	* *			
Masonry: Brick			\$4,500 od, Extent : Moder					
		ıcır Miss/Er 1 : Front Ar		ше, лгец	i Ajjecieu . 2570			
			derate, Area Affect	ed · 20%	, )			
		ı : Front Ar		. 2070				
			xtent : Severe, Area	Affected	l : 15%			
			Archway Supportin					
Site Pavements					<u> </u>			
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,900	2045	* *	:		
	_	_	Extent : Moderate		fected : 15%			
	Location	ı : Sidewall	k Flags At Main En	trance				
On-Site Walkways								
Masonry: Granite		Now	\$2,300	LIFE	* *	•		
	_	_	Extent : Severe, A	rea Affec	ted : 20%			
A (* */ \$7 1	Location	i : Main En	try Landing					
Activity Yard  Cast in Place Concrete	100%			2037	* *			

Electrical	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$4,100	5	\$100	
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location: Electrical Room					
	Explanation : No Available N	Nameplate Rating Ca	pacity			
Switchgear / Switchboard	1000/	2022	0.47.100	_	Ф2.00	
Molded Case Bkrs	100%	2032	\$47,100	5	\$300	
	Other Observation, Extent: M	oderate, Area Affect	ea : 100%			
	Location: Electrical Room					
	Explanation : 1 Vertical Sect	ion				
Raceway	1000/	2022	£40,000	1		
Conduit	100%	2032	\$40,000	1		
Panelboards	50/	2021	ф1 100	_		
Fused Disc Sw	5%	2031	\$1,100	5	<b>#200</b>	
Molded Case Bkrs	95%	2031	\$20,600	5	\$300	
Wiring	700/ 2.4	25 200 2057	* *	1		
Braided Cloth		25,300 2057		1		
	Insulation Aged, Extent: Mode Location: Throughout The B	***	: 100%			
			***			
Thermoplastic	30%	2032	\$10,800	1		
Motor Controllers						
Locally Mounted	100%	2045	* *	5	\$100	
Ground						
Grounding Devices	1000/		de de	_	4.00	
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	750/	2027	Ø110 <b>2</b> 00	10	Φ0.000	
Fluorescent	75%	2027	\$119,300	10	\$9,000	
	Other Observation, Extent : Li		100%			
	Location: 1st, 2nd Floors Re	eaaing Area				
	Explanation: T-5 Lamps		****			
Fluorescent	5%	2027	\$8,000	10	\$600	
	T-12 Lamps And Fixtures, Exte	ent : Moderate, Area	Affected: 100%			
	Location : Basement					
Fluorescent	5%	2037	* *	10	\$600	
	T-8 Lamps And Fixtures, Exten	ıt : Light, Area Affec	ted : 100%			
	Location: Boiler Room					
Fluorescent	10%	2027	\$15,900	10	\$1,200	
	Compact Fluorescent Light, E:					
	Location : Basement					
Incandescent	5%	2027	\$9,300	2		
Egress Lighting			+- ) +			
Emergency, Battery	50%	2027	\$12,000	10	\$1,600	
Exit, Service	50%	2027	\$2,400	1	. , -	

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Asset #: 13382

Electrical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
LED	20%	2037	* *			
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	10%	2027	\$2,700	1	\$500	
	Other Observation, Extent Location : Hallways Explanation : Intrusion A					
Generic	10%	2040	* *	1	\$500	
	Other Observation, Extent Location : Throghout The Explanation : Surveilland	e Building				
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2040	* *	1-3	\$1,600	
	Other Observation, Extent Location : Throghout The Explanation : Strobe Ligi Horns	e Building		noke De	tectors And	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2042	* *	1		
Conversion Equipment Hot Water Boiler	100%		2049	* *	1	\$6,500	
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$600	
Terminal Devices							
Air Handler	30%		2027	\$80,400	1	\$2,400	
Convector/Radiator	70%		2037	* *	1	\$3,000	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	15%			2026	\$34,800	2	\$100	
Treating Cooling		gerant, Ext	tent : Light, Area A Basement	ffected :	15%			
Reciprocating Compr/Chiller	50%	0-2	\$63,000	2042	* *	1	\$2,700	
	Location Obsolete I Location	: 1st And 2 Equipment, : 3rd Floo	Extent : Severe, Ar	ea Affect	ted : 50%			
		gerant, Ext : 2 Units,	tent : Light, Area A 3rd Floor	ffected :	50%			
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2027	\$89,800	1	\$4,100	
No Component	50%							
Heat Rejection								
Air Cooled Condenser	65%			2027	\$17,400	2	\$5,900	
Unit								
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	* *	2-5	\$4,800	
No Component	35%							
Exhaust Fans								
Interior	15%			2027	\$9,500	2	\$100	
Roof	50%			2027	\$13,800	2	\$200	
No Component	35%							
Plumbing								
H/C Water Piping	. ندد د			• • • •				
Brass/Copper	100%			2032	\$182,900	1		
Water Heater With Tanks	1000			• • • •	440	_		
Gas Fired	100%			2030	\$18,600	2		
Sanitary Piping	- بنده د					_		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							

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