

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : 115TH STREET BRANCH LIBRARY
Address : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD
Borough : MANHATTAN **Agency's Number** : 001
Program / Asset # : NPL0001.000 / 13353 **Yr Built/Renovated** : 1908 / 2006
Area Sq Ft : 13,800 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1831 **Lot** : 26 **BIN** : 1055236

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$47,600	
Electrical	\$1,500	
Mechanical		\$69,000
Total	\$49,100	\$69,000
Importance Code B	\$49,100	\$69,000
Total	\$49,100	\$69,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$6,200	\$1,200	
Interior Architecture	\$700	\$8,700	\$29,600	\$600
Electrical	\$1,300	\$15,600	\$1,700	\$1,300
Mechanical	\$1,800	\$5,000	\$3,300	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$7,800	\$39,400	\$39,800	\$7,400
Importance Code A	\$700	\$6,900	\$1,900	\$700
Importance Code B	\$6,700	\$32,500	\$37,800	\$6,700
Importance Code C	\$400			
Total	\$7,800	\$39,400	\$39,800	\$7,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$21,400	
Masonry: Limestone	25%			LIFE	**	5	\$6,200	
Metal Panel	10%			2034	**	5-10	\$22,600	
Windows								
Aluminum	50%			2040	**	5	\$2,500	
Wood	50%			2032	**	5	\$25,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	
Masonry: Brick	85%			LIFE	**	5	\$900	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Slate	5%			LIFE	**	5	\$100	
Roof								
Asphalt Shingle	45%			2027	\$16,400	10	\$700	
Modified Bitumen	50%			2024	\$31,000	10	\$4,900	
Skylight, Metal/Glass	5%			2034	**	10	\$1,600	
Interior								
Floors								
Carpet	10%			2020	\$28,600	3	\$3,100	
Cast in Place Concrete	7%			LIFE	**	5	\$3,200	
Ceramic Tile	3%			2033	**	5	\$600	
Marble Panels	5%			LIFE	**	5	\$800	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	25%	Now	\$47,600	2034	**	3	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	45%			2039	**	5	\$17,400	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$900	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	15%			LIFE	**	5	\$2,600	
Plaster	60%			LIFE	**	5	\$5,200	
Wood	17%			LIFE	**	5	\$19,500	
Ceilings								
AcousTile,Adhered	10%			2037	**	5	\$2,100	
Plaster	90%			LIFE	**	5	\$11,600	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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Asset # : 13353

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$300	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	**	10	\$11,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2029	**	10	\$600	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 3rd Floor</i>						
Fluorescent	3%			2029	**	10	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stair Cases</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	1%			2019	\$1,500	10	\$100	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Incandescent	1%			2029	**	2		
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,700	
Exit, LED	30%			2052	**	1		
Exit, Service	20%			2029	**	1		
Exterior Lighting								
Incandescent	100%			2029	**	2		
Alarm								
Security System								
Generic	100%			2032	**	1	\$5,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System, Motion Sensors</i>						

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

Alarm

Fire/Smoke Detection
Generic

100% 2032 * * 1-3 \$8,500
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source
Natural Gas

100% 2034 * * 1
Other Observation, Extent : Severe, Area Affected : 1%
Location : Basement
Explanation : Hazard! Gas Meter Is Located Next To Electrical Control Board

Conversion Equipment
Hot Water Boiler

100% 2029 * * 1 \$6,800
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100% 2032 * * 4 \$700

Terminal Devices

Convactor/Radiator

100% 2029 * * 1 \$4,500

Air Conditioning

Energy Source
Electricity

100% 2032 * * 1

Conversion Equipment
Exterior Pkg Unit - Cooling

100% 2024 \$69,000 2 \$800
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof
Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : 4 Roof Top Units

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$7,700

Exhaust Fans

Roof

100% 2024 \$11,900 2 \$400

Plumbing

H/C Water Piping
Brass/Copper

100% 2034 * * 1

Water Heater

Gas Fired

100% 2019 \$3,500 2 \$200

Sanitary Piping

Cast Iron

100% LIFE * * 1

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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2034	* *	1-2	\$1,500	
Fire Pump								
Generic	100%			2027	\$11,100	1	\$2,600	

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NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : O02
Program / Asset # : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010
Area Sq Ft : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Jun-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1789 **Lot** : 37 **BIN** : 1054674

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$204,400	
Electrical		\$42,600
Mechanical	\$47,100	
Total	\$251,500	\$42,600
Importance Code A	\$204,400	
Importance Code B	\$47,100	\$42,600
Total	\$251,500	\$42,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,400	\$9,700		
Interior Architecture	\$34,400	\$500	\$210,800	\$300
Electrical	\$400	\$3,200	\$300	\$200
Mechanical	\$53,600	\$4,800	\$4,500	\$1,300
Total	\$95,700	\$18,300	\$215,500	\$1,800
Importance Code A	\$41,500	\$10,600	\$700	\$700
Importance Code B	\$42,600	\$7,700	\$214,800	\$1,100
Importance Code C	\$11,500			
Total	\$95,700	\$18,300	\$215,500	\$1,800



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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$21,100	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	25%	Now	\$46,200	LIFE	**	5	\$5,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : North Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Facade</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	50%	Now	\$56,600	2040	**	5	\$1,200	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Wood	50%	2-4	\$101,600	2049	**	5	\$12,500	2
	<i>Split/Cracked, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : North And South Facades</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Facade</i>							
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$800	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	10%	Now	\$1,000	LIFE	**	5	\$200	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North, East And West Facades</i>							
Metal Rail	25%			2022		5-10	\$5,400	
Roof								
Modified Bitumen	98%			2029	**	10	\$9,700	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	2%	0-2	\$6,400	2034	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

Interior

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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	70%			2020	\$203,000	3	\$22,000	
Ceramic Tile	5%			2033	**	5	\$1,000	
Vinyl Tile	10%	Now	\$19,300	2034	**	3	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile	15%			2029	**	3	\$1,200	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$2,000	
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Gypsum Board	10%			LIFE	**	5	\$2,400	
Plaster	65%			LIFE	**	5	\$7,800	
Plaster	15%	Now	\$10,500	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First, Second And Third Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Ceilings								
AcousTile,Adhered	5%			2029	**	5	\$1,100	
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,100	
Exposed Concrete	10%			LIFE	**	5	\$300	
Gypsum Board	10%			LIFE	**	5	\$2,600	
Plaster	60%			LIFE	**	5	\$7,900	
Plaster	10%	Now	\$3,000	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								

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125TH STREET BRANCH LIBRARY
Asset # : 13354

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$35,000	5	\$400	
Raceway								
Conduit	95%			2024	\$32,300	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	25%			2040	**	5	\$100	
Molded Case Bkrs	70%			2023	\$11,300	5	\$300	
Wiring								
Thermoplastic	20%			2044	**	1		
Thermoplastic	5%			2050	**	1		
Thermoplastic	75%			2024	\$22,500	1		
Motor Controllers								
Locally Mounted	80%			2022	\$26,200	5	\$100	
Locally Mounted	20%			2041	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	65%			2034	**	10	\$8,400	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2029	**	10	\$2,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices And Basement</i>								
Fluorescent	5%			2024	\$7,600	10	\$600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Incandescent	10%			2024	\$15,200	2		
Egress Lighting								
Emergency, Service	70%			2024	\$5,200	1		
Exit, Service	30%			2024	\$700	1		
Exterior Lighting								
HID	100%			2029	**	10		
Alarm								
Security System								
No Component	60%							
Generic	40%			2034	**	1	\$2,100	

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

Heating

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Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Vault</i>								
<i>Explanation : Old Oil Tank Is Still Present</i>								

Conversion Equipment								
Hot Water Boiler	100%	Now	\$34,200	2044	**	1	\$6,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Boiler</i>								

Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,500	2032	**	4	\$700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								

Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$4,500	

Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

Terminal Devices								
Direct Expansion	100%			2019	\$47,100	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Basement, One Unit In 2nd Floor Mechanical Room</i>								
<i>Explanation : 3 Units With Refrigerant R-22</i>								

Heat Rejection								
Air Condenser Unit	100%	Now	\$9,100	2029	**	2	\$7,800	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof - Air Condenser Unit To Be Replaced</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2 Units Are Located In Side Yard - One Unit Is Located On Roof</i>								
<i>Explanation : 3 Units</i>								

Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	

Exhaust Fans								
Interior	100%			2024	\$16,800	2	\$400	

Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		

Water Heater								
Gas Fired	100%			2019	\$3,500	2	\$200	

Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Sump Pump(s)								
Submersible	100%			2018	\$7,200	4	\$2,500	

Fixtures								
Generic	100%							

Fire Suppression								

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Asset # : 13354**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2034	* *	1-2	\$1,600	

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : 67TH STREET BRANCH LIBRARY
Address : 328 EAST 67TH ST. @SECOND AVE.
Borough : MANHATTAN **Agency's Number** : S04
Program / Asset # : NPL0S04.000 / 13366 **Yr Built/Renovated** : 1905 / 2005
Area Sq Ft : 16,482 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1441 **Lot** : 38 **BIN** : 1044749

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$60,700	
Interior Architecture	\$116,100	
Electrical	\$3,300	
Mechanical		\$86,200
Total	\$180,100	\$86,200
Importance Code A	\$60,700	
Importance Code B	\$119,400	\$86,200
Total	\$180,100	\$86,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,000	\$1,400	\$1,900	
Interior Architecture	\$40,100		\$800	
Electrical	\$1,500	\$18,800	\$2,100	\$1,500
Mechanical	\$1,300	\$1,600	\$3,600	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,000	\$25,700	\$12,300	\$7,100
Importance Code A	\$28,800	\$2,200	\$2,700	\$800
Importance Code B	\$40,100	\$23,500	\$9,500	\$6,300
Importance Code C	\$6,000			
Total	\$75,000	\$25,700	\$12,300	\$7,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$28,000	LIFE	**	5	\$9,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$500	
Masonry: Limestone	25%			LIFE	**	5	\$2,700	
Metal Panel	5%			2034	**	5-10	\$5,000	
Windows								
Aluminum	100%			2040	**	5	\$3,800	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$700	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Masonry: Limestone	10%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	100%	2-4	\$60,700	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Old Apartment</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Old Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	3%			2033	**	5	\$700	
Marble Panels	5%	Now	\$17,700	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Entrance</i>								
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	25%			2029	**	3	\$2,300	
Wood	47%	Now	\$75,800	2039	**	5	\$10,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$40,300	2064	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

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

Interior

Interior Walls

Ceramic Tile	5%			2027	\$20,700	5	\$800
Gypsum Board	15%			LIFE	**	5	\$1,400
Plaster	70%			LIFE	**	5	\$3,200
Plaster	5%	Now	\$6,000	LIFE	**	5	\$200

Broken/Missing Elements, Extent : Severe, Area Affected : 25%

Location : Old Apartment

Loose/Delam Surface, Extent : Severe, Area Affected : 50%

Location : Old Apartment

Wood	5%			LIFE	**	5	\$3,000
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Ceilings

Plaster	95%			LIFE	**	5	\$14,600
Plaster	5%	Now	\$16,000	LIFE	**	5	\$800

Broken/Missing Elements, Extent : Severe, Area 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 Apartment

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2044	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5	\$100
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Raceway

Conduit	50%			2024	\$15,500	1	
Conduit	50%			2044	**	1	

Panelboards

Fused Disc Sw	2%			2040	**	5	
Molded Case Bkrs	98%			2040	**	5	\$400

Wiring

Thermoplastic	70%			2044	**	1	
Thermoplastic	30%			2024	\$8,200	1	

Motor Controllers

Locally Mounted	80%			2037	**	5	\$100
Locally Mounted	20%			2029	**	5	

Ground

Grounding Devices

Not Accessible	100%						
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	82%			2029	**	10	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	12%			2029	**	10	\$1,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Cases</i>								
Fluorescent	4%			2029	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	2%			2019	\$3,300	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$2,000	
Exit, LED	50%			2052	**	1		
Exterior Lighting								
HID	100%			2029	**	10	\$100	
Alarm								
Security System Generic	100%			2029	**	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station And Strobe Lights</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	70%			2024	\$14,000	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Roof Top Package Units</i>								
Hot Water Boiler	30%			2029	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366**

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

Vertical Transport
Elevators

Hydraulic

100%

LIFE

* *

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

Location : B-3

Explanation : 1 Unit

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : 96TH STREET BRANCH LIBRARY
Address : 112 EAST 96TH ST. NEAR PARK AVE.
Borough : MANHATTAN **Agency's Number** : N02
Program / Asset # : NPL0N02.000 / 13352 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 13,615 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1524 **Lot** : 64 **BIN** : 1048501

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$159,700	
Interior Architecture		\$49,600
Electrical		\$186,000
Total	\$159,700	\$235,600
Importance Code A	\$159,700	
Importance Code B		\$235,600
Total	\$159,700	\$235,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$42,600		\$700	
Interior Architecture	\$35,500			\$6,600
Electrical	\$16,000	\$300	\$300	\$400
Mechanical	\$6,300	\$2,500	\$3,500	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$104,300	\$6,800	\$8,400	\$13,400
Importance Code A	\$43,200	\$700	\$1,400	\$700
Importance Code B	\$55,200	\$6,100	\$7,100	\$12,700
Importance Code C	\$5,900			
Total	\$104,300	\$6,800	\$8,400	\$13,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$76,700	LIFE	**	5	\$25,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Rear Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations, Rear Facade</i>								
Masonry: Limestone	35%	0-2	\$83,000	LIFE	**	5	\$10,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Windows								
Aluminum	30%			2035	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Windows</i>								
<i>Explanation : Protective Metal Grilles And Double Set Of Windows</i>								
Wood	70%	0-2	\$12,200	2035	**	5	\$16,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Parapets								
Masonry: Brick	55%	Now	\$15,800	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Rear Parapets</i>								
Masonry: Granite	10%			LIFE	**	5-10	\$2,300	
Masonry: Limestone	35%			LIFE	**	5-10	\$7,100	
Roof								
Built-Up (BUR)	90%			2035	**	10	\$8,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2037	**	10	\$1,500	
Sloped Glazing	5%			LIFE	**	5	\$12,200	
Interior								
Floors								
Carpet	60%			2023	\$148,900	3	\$23,600	
Marble Panels	8%			LIFE	**	5	\$2,400	
Terrazzo	2%			LIFE	**	5	\$600	
Vinyl Tile	30%			2027	\$49,600	3	\$2,900	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Plaster	100%	4+	\$5,900	LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairwell</i>								
Ceilings								
Plaster	100%			LIFE	**	5-10	\$33,700	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$32,000	5	\$100	
Raceway								
Conduit	100%			2027	\$31,100	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$14,100	5	\$300	
Wiring								
Braided Cloth	30%	2-4	\$8,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2027	\$19,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$67,500	10	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	45%			2022	\$60,800	10	\$5,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2027	\$6,800	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Staircases</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2022	\$9,100	10	\$1,600	
Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting								
HID	100%			2022	\$51,000	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$1,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$6,700	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	100%			2040	**	1	\$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2037	**	2	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Units, Refrigerant 410a</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,000	
Exhaust Fans								
Roof	100%			2037	**	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	**	1		
Water Heater								
Electric	100%			2027	\$2,100	4	\$100	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2057	* *	1-5	\$7,100	
Sprinkler								
Generic	100%			2057	* *	1-2	\$3,800	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : AGUILAR BRANCH LIBRARY
Address : 174 EAST 110TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : A01
Program / Asset # : NPL0A01.000 / 13323 **Yr Built/Renovated** : 1905 / 2007
Area Sq Ft : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 03-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1637 **Lot** : 141 **BIN** : 1052167

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$94,300
Mechanical		\$189,800
Total		\$284,100
Importance Code B		\$284,100
Total		\$284,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$126,200			
Interior Architecture	\$92,700	\$5,300		\$2,000
Electrical	\$8,300	\$10,800	\$100	
Mechanical	\$1,800	\$5,700	\$3,200	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$232,900	\$25,700	\$7,300	\$8,200
Importance Code A	\$126,900	\$700	\$700	\$700
Importance Code B	\$97,000	\$25,000	\$6,600	\$7,500
Importance Code C	\$9,000			
Total	\$232,900	\$25,700	\$7,300	\$8,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	10%	0-2	\$16,900	LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Painted Finish Resembles Bronze</i>								
Masonry: Brick	68%	Now	\$20,900	LIFE		**	5	\$7,000
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
Masonry: Limestone	20%	2-4	\$24,700	LIFE		**	5	\$1,500
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Both Sides Of Front Entrance Steps</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Both Sides Of Front Entrance Steps</i>								
Stucco Cement	2%	Now	\$600	2037		**	5	\$300
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Explanation : Stucco Over Brick</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	80%	Now	\$24,800	2040	**	5	\$1,500	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Metal Clad	5%	0-2	\$9,600	2049	**	5	\$600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade At Third Floor</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade At Third Floor</i>								
Metal Louvers	5%	2-4	\$600	2027	\$5,500			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$10,400	2049	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,200	LIFE	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At Upper Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping At Upper Parapet</i>								
Masonry: Brick	30%	2-4	\$1,700	LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face At Upper Parapet</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	25%	2-4	\$2,800	LIFE	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Lower Parapet</i>								
Masonry: Brick	20%	Now	\$2,200	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
Metal Panel	10%	2-4	\$1,500	2044	**	5	\$400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2037	**	5-10	\$1,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Along Side Walls</i>								
<i>Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings</i>								
Roof								
Modified Bitumen	100%	2-4	\$8,400	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Central Roof - 3rd Floor Level</i>								

Interior

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

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	50%			2025	\$132,900	3	\$15,800	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First And Second Floors</i>							
Carpet	15%	4+	\$39,900	2026	\$39,900	3	\$4,700	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Multipurpose Room</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Multipurpose Room</i>							
Ceramic Tile	5%			2033	**	5	\$1,100	
Glass Block	2%	Now	\$1,500	2039	**	1		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Balcony At Main Reading Room</i>							
Vinyl Tile	15%	2-4	\$2,700	2029	**	3	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	13%	Now	\$26,800	2052	**	5	\$2,600	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Old Custodial Apartment</i>							
	<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Wood Stair At Back Of Building Up To Custodial Apartment</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Old Custodial Apartment</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Old Custodial Apartment</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Back Of Building Up To Custodial Apartment</i>							
	<i>Explanation : Creaking Wood Stair</i>							

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%	2-4	\$500	2033	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	2%			LIFE	**	5	\$300	
Gypsum Board	60%			LIFE	**	5	\$7,000	
Masonry: Brick	3%	Now	\$500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Boiler Room In Basement</i>								
Plaster	10%			LIFE	**	5	\$600	
Plaster	15%	Now	\$6,900	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Old Custodial Apartment</i>								
Wood	5%	4+	\$1,100	LIFE	**	5	\$3,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wainscots Throughout</i>								
Wood	3%			LIFE	**	5	\$2,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,100	
Gypsum Board	80%			LIFE	**	5	\$21,000	
Plaster	15%	Now	\$12,300	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Custodial Apartment</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$32,000	5	\$100	
Raceway								
Conduit	20%			2044	**	1		
Conduit	80%			2024	\$24,800	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	30%			2023	\$4,400	5	\$100	
Molded Case Bkrs	60%			2040	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	70%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2029	**	10	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2024	\$41,800	10	\$3,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2029	**	10	\$1,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,700	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2024	\$52,500	10		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Vacant Apartment</i>								
<i>Explanation : For Furnace</i>								

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	5%			2024	\$900	1	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Explanation : Supplies Vacant Apartment Space</i>							
Hot Water Boiler	95%			2037	**	1	\$6,600	
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$700	
Terminal Devices								
Air Handler	50%			2024	\$37,500	1	\$4,300	
Convactor/Radiator	50%			2029	**	1	\$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	85%			2022	\$152,300	2	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Third Floor And Basement</i>							
	<i>Explanation : Additional Capacity May Be Required</i>							
Window/Wall Unit	15%			2019	\$4,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
Exhaust Fans								
Interior	100%			2024	\$15,400	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$3,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,600	
Backflow Preventer								
Not Accessible	90%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Front Of Building</i>							
	<i>Explanation : Meter And R.P.Z. Located Under Front Stoop</i>							
Generic	10%			2029	**	1	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : For Boiler Only</i>							

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Vacant Apartment Space On 3rd Floor</i>							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			* *	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044		* *	1-2	\$1,200

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : ALLERTON BRANCH LIBRARY
Address : 2740 BARNES AVE. NEAR ALLERTON AVE.
Borough : BRONX **Agency's Number** : A02
Program / Asset # : NPL0A02.000 / 13324 **Yr Built/Renovated** : 1959 / 2007
Area Sq Ft : 12,410 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4513 **Lot** : 16 **BIN** : 2053752

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$895,000	\$50,200
Interior Architecture		\$44,600
Mechanical		\$87,200
Total	\$895,000	\$182,100
Importance Code A	\$895,000	\$50,200
Importance Code B		\$131,900
Total	\$895,000	\$182,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$900			
Interior Architecture	\$25,300	\$8,300	\$9,300	\$800
Electrical	\$12,600	\$1,100	\$1,200	\$1,100
Mechanical	\$5,100	\$2,100	\$2,000	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,800	\$15,500	\$16,400	\$9,300
Importance Code A	\$1,500	\$600	\$600	\$600
Importance Code B	\$36,700	\$14,900	\$15,800	\$8,700
Importance Code C	\$9,600			
Total	\$47,800	\$15,500	\$16,400	\$9,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$73,800	LIFE	**	5	\$13,200	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement - Electrical Room, Boiler Room And IT Room</i>								
Masonry: Brick	95%	Now	\$300,100	LIFE	**	5	\$50,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 2nd Floor Window Lintels</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along 2nd Floor Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Windows</i>								
Windows								
Aluminum	90%	2-4	\$343,700	2052	**	5	\$4,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$47,600	2052	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Side</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$900	LIFE	**	5	\$2,600	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Masonry: Brick Cavity	90%	Now	\$69,700	LIFE	**	5	\$3,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$60,100	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Entry Canopy</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Facades</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	60%			2028	**	3	\$19,100	
Cast in Place Concrete	5%			LIFE	**	5	\$4,600	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	25%	Now	\$8,900	2027	\$44,600	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Vinyl Tile 9" X 9"	5%			2022	\$11,600	3	\$500	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	**	10	\$1,000	
Plaster	95%	Now	\$8,600	LIFE	**	5	\$6,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Offices</i>								
Ceilings								
AcousTileConcealSpLn	70%			2040	**	5	\$18,500	
AcousTileConcealSpLn	15%			2044	**	5	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plaster	15%			LIFE	**	5-10	\$5,500	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$300	
Raceway								
Conduit	90%			2027	\$28,000	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	25%			2026	\$3,700	5	\$100	
Molded Case Bkrs	70%			2043	**	5	\$200	
Wiring								
Braided Cloth	40%	2-4	\$11,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2027	\$11,000	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$21,000	5	\$100	
Locally Mounted	30%			2040	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$3,800	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Natural Gas	100%			2040	**	1	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 80 Kw</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2022	\$3,000	1		
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2022	\$500	1		
Exterior Lighting								
HID	100%			2035	**	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2037	**	1		
Natural Gas	95%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Replaced Due To Flooding In Boiler Room And Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$900	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2040	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2025	\$47,500	2	\$200	
Exterior Pkg Unit - Cooling	70%			2027	\$39,700	2	\$500	
			<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
Heat Rejection								
Remote Air Cond	30%			2027	\$22,000	2	\$2,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,000	
Exhaust Fans								
Interior	50%			2027	\$6,800	2	\$200	
Roof	50%			2027	\$4,900	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	\$2,900	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2037	* *	4	\$1,600	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sewage Ejector(s)								
Compressed Air	100%			2037	* *	4	\$1,600	
Backflow Preventer								
No Component	90%							
Generic	10%			2032	* *	1	\$100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2</i>					
			<i>Explanation : One Unit</i>					

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY
Address : 40 WEST 20TH ST. @6TH AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 2003
Area Sq Ft : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-May-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,3,5
Block : 821 **Lot** : 7501 **BIN** : 1076145

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$74,900	\$85,400
Electrical	\$37,300	
Mechanical		\$748,200
Total	\$112,200	\$833,600
Importance Code B	\$112,200	\$786,300
Importance Code C		\$47,400
Total	\$112,200	\$833,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$131,800			\$21,000
Electrical	\$5,300	\$4,200	\$4,700	\$5,600
Mechanical	\$28,700	\$8,200	\$18,500	\$10,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$177,700	\$24,200	\$35,000	\$48,800
Importance Code A	\$2,500	\$2,500	\$2,600	\$2,500
Importance Code B	\$175,200	\$21,700	\$32,400	\$46,300
Importance Code C				
Total	\$177,700	\$24,200	\$35,000	\$48,800



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

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

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

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

Asset # : 4225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	55%	0-2	\$105,900	2024	\$529,300	3	\$62,800	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$35,300	LIFE	**	5	\$25,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$8,800	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	1%			2030	**	3	\$400	
Wood	24%			2028	**	5	\$34,200	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$7,000	
Gypsum Board	68%			LIFE	**	5	\$47,400	
Marble Panels	2%			LIFE	**			
Plaster	15%			LIFE	**	5	\$5,200	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$1,800	
Metal Panel	5%			LIFE	**	5	\$4,800	
Plaster	80%	0-2	\$39,600	LIFE	**	5	\$38,000	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Stacks, 2nd Floor Public Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$200	
Raceway								
Conduit	50%			2035	**	1		
Conduit	50%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$100	
Molded Case Bkrs	70%			2041	**	5	\$900	
Molded Case Bkrs	20%			2033	**	5	\$300	

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

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

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

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

Asset # : 4225

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	50%			2045	**	1		
Thermoplastic	50%			2035	**	1		
Motor Controllers								
Locally Mounted	60%			2030	**	5	\$200	
Locally Mounted	40%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$37,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2035	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	50%			2033	**	1		
Exit, Battery	50%			2033	**	10	\$1,700	
Exterior Lighting								
HID	100%			2030	**	10	\$200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$13,300	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$32,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$25,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 5 Small Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$2,500	
Terminal Devices								
Air Handler	50%			2025	\$135,800	1	\$15,700	
Convactor/Radiator	45%			2030	**	1	\$7,400	
Fan Coil Unit/Heat	5%			2025	\$37,700	1	\$800	

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

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

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

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%	Now	\$10,400	2023	\$519,000	2	\$2,000	
<i>Damaged, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Damper Control Cylinder, Basement Fan Room</i>								
Interior Pkg Unit - Cooling	20%			2029	**	2	\$600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300	
Exhaust Fans								
Interior	100%	Now	\$2,800	2025	\$55,700	2	\$1,200	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor Toilets Lack Adequate Ventilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,600	4	\$2,500	
Backflow Preventer								
Generic	100%			2030	**	1	\$3,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction								
	60%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1-5</i>								
<i>Explanation : 1 Unit</i>								
Hydraulic								
	40%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : C-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$26,600	
Sprinkler								
Generic	100%			2035	**	1-2	\$14,200	

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

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

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

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

Asset # : 4225

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

Fire Suppression

Fire Pump

Not Accessible

100%

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY
Address : 610 EAST 186TH ST. @HUGHES AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000
Area Sq Ft : 21,267 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,pen
Block : 3073 **Lot** : 20 **BIN** : 2012129

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$35,400
Interior Architecture	\$238,100	\$82,900
Electrical		\$35,900
Mechanical		\$184,600
Total	\$238,100	\$338,800
Importance Code A		\$35,400
Importance Code B	\$56,700	\$303,400
Importance Code C	\$181,500	
Total	\$238,100	\$338,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$90,900			
Interior Architecture	\$50,200	\$32,700		\$5,800
Electrical	\$11,100	\$1,700	\$2,200	\$1,900
Mechanical	\$13,100	\$3,600	\$7,800	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$169,200	\$41,900	\$13,900	\$14,700
Importance Code A	\$91,900	\$1,100	\$1,100	\$1,100
Importance Code B	\$32,000	\$40,900	\$12,900	\$10,700
Importance Code C	\$45,300			\$2,900
Total	\$169,200	\$41,900	\$13,900	\$14,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY

Asset # : 4219

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,300	
Metal Panel	10%	0-2	\$6,300	2037	**	5	\$8,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
Granite Panels	75%			LIFE	**	5	\$49,700	
Windows								
Metal Louvers	10%			2036	**	10	\$400	
No Component	90%							
Parapets								
Concrete Masonry Unit	85%	0-2	\$25,200	LIFE	**	5	\$5,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal: Cage/Fence	5%			2032	**	5-10	\$2,200	
Pre-Cast Concrete	10%	0-2	\$2,000	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Coping</i>								
Roof								
Single Ply Membrane	80%	Now	\$28,300	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Parapet Walls</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor Next To Elevator</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Next To Elevator And At Skylights</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	20%			2047	**	10	\$35,400	
Interior								
Floors								
Carpet	75%			2028	**	3	\$73,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$3,300	
Panel/Paver: Cer/Brk	5%			2043	**	5	\$7,400	
Vinyl Tile	15%			2027		3	\$4,900	

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,900	
Concrete Masonry Unit	70%	0-2	\$181,500	LIFE	**	5	\$33,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Folding Partition	5%	Now	\$23,200	2035	**	5	\$7,400	
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor, Adjacent To Elevator Lobby</i>								
Gypsum Board	15%			LIFE	**	5-10	\$30,000	
Metal Panel	5%			LIFE	**	10	\$2,700	
Ceilings								
AcousTileConcealSpLn	20%			2044	**	5	\$16,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%			LIFE	**	5-10	\$64,700	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$2,500	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room / 3rd Floor</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$600	
Raceway								
Conduit	90%			2027	\$28,000	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,200	5		
Molded Case Bkrs	60%			2026	\$13,300	5	\$300	
Molded Case Bkrs	30%			2035	**	5	\$200	
Wiring								
Thermoplastic	50%			2037	**	1		
Thermoplastic	50%			2027	\$13,700	1		
Motor Controllers								
Locally Mounted	80%			2025	\$35,900	5	\$100	
Locally Mounted	20%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2032	**	10	\$18,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2032	**	10	\$1,000	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	30%			2032	**	10	\$1,500	
Emergency, Battery	20%			2035	**	10	\$1,000	
Exit, LED	20%			2062	**	1		
Exit, Service	30%			2022		1	\$900	
Exterior Lighting								
HID	20%			2027		10	\$15,900	
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$4,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Reading Areas And Outside</i>							
	<i>Explanation : Cctv Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$13,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors, Alarm Bells</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$10,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 3rd Floor Mechanical Room</i>							
	<i>Explanation : One Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,600	
Terminal Devices								
Air Handler	60%			2022		1	\$7,900	
Convactor/Radiator	40%			2032	**	1	\$2,800	

Air Conditioning

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**NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2022	\$60,800	1	\$8,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 85%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
Split Unit	15%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-410a.</i>								
Terminal Devices								
Direct Expansion	85%			2022	\$55,600	1		
Fan Coil - Cooling	15%			2032	**	1	\$1,000	
Heat Rejection								
Air Condenser Unit	100%			2032	**	2	\$14,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,800	
Exhaust Fans								
Interior	80%			2022	\$18,600	2	\$500	
Roof	20%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,900	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1-3 Floors</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : BLOOMINGDALE BRANCH LIBRARY
Address : 150 WEST 100TH ST. @ AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003
Area Sq Ft : 20,986 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$123,100
Interior Architecture		\$68,600
Electrical		\$124,900
Mechanical		\$354,500
Total		\$671,100
Importance Code A		\$123,100
Importance Code B		\$548,000
Total		\$671,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$76,500	\$2,600		
Interior Architecture	\$54,700		\$10,600	\$800
Electrical	\$14,400	\$1,000	\$1,100	\$1,200
Mechanical	\$16,400	\$3,100	\$11,200	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$166,000	\$10,700	\$26,900	\$9,600
Importance Code A	\$78,600	\$4,700	\$2,100	\$2,100
Importance Code B	\$75,300	\$6,000	\$24,400	\$7,500
Importance Code C	\$12,100		\$400	
Total	\$166,000	\$10,700	\$26,900	\$9,600



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

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

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,900	
Masonry: Brick	95%			LIFE	**	5	\$52,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades Repointed</i>								
<hr/>								
Windows								
Aluminum	100%			2049	**	5	\$5,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$18,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets Repointed</i>								
<hr/>								
Pre-Cast Concrete	10%			LIFE	**	5	\$3,800	
<hr/>								
Roof								
Copper/Terne	5%	Now	\$1,500	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Emergency Stairs</i>								
<hr/>								
Modified Bitumen	95%	Now	\$24,600	2022	\$123,100			
<i>Alligating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Adjacent To Bulkhead And Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Corridor, Above Multi-purposed Room, At Egress Stair</i>								
<hr/>								
Interior								
Floors								
Carpet	40%			2026	\$158,900	3	\$18,800	
Cast in Place Concrete	5%			LIFE	**	5	\$6,900	
Ceramic Tile	5%			2030	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Slated For Upgrade In 2017</i>								
<hr/>								
Terrazzo	10%			LIFE	**	5	\$4,900	
Vinyl Tile	20%			2035	**	3	\$2,400	
Vinyl Tile 9" X 9"	20%	Now	\$6,900	2022	\$68,600	3	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridors</i>								
<hr/>								

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

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Slated For Upgrade In 2017</i>								
Gypsum Board	35%			LIFE	**	5-10	\$10,200	
Plaster	45%			LIFE	**	5-10	\$6,600	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$1,300	
Ceilings								
AcousTileConcealSpLn	30%			2032	**	5	\$11,800	
AcousTileSusp.Lay-In	5%			2032	**	5	\$1,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Multipurpose Room</i>								
AcousTileSusp.Lay-In	15%			2040	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Children Reading Room</i>								
<i>Explanation : Wire Suspended</i>								
Exposed Concrete	35%			LIFE	**	5-10	\$13,700	
Plaster	10%	Now	\$4,100	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Emergency Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Emergency Stairwell</i>								
Wood	5%			LIFE	**	5	\$27,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Outside</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	30%			2037	**	1		
Conduit	70%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	55%			2026	\$12,200	5	\$300	
Molded Case Bkrs	40%			2052	**	5	\$200	
Wiring								
Thermoplastic	40%			2057	**	1		
Thermoplastic	60%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	

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

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$6,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2035	**	10	\$1,900	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	60%			2022	\$124,900	10	\$11,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Fluorescent	30%			2035	**	10	\$5,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Reading Area</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	20%			2037	**	10	\$1,000	
Emergency, Battery	30%			2022	\$8,400	10	\$1,500	
Exit, Service	40%			2022	\$1,200	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$2,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2047	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Heat Supplied From Adjoining Health Building</i>						

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Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Steam Boiler	100%			2032	* *	1	\$20,800
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : One Boiler Located In Adjacent Health Building</i>							
Distribution Steam Piping/Pump	100%			2037	* *	4	\$1,000
Terminal Devices Convactor/Radiator	100%			2025	\$196,400	1	\$6,800
Air Conditioning							
Energy Source Electricity	100%			2043	* *	1	
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2027	\$96,000	2	\$1,300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : Roof</i>							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$34,100
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500
Exhaust Fans Roof	100%			2027	\$16,500	2	\$600
Plumbing							
H/C Water Piping Brass/Copper	100%			2027	\$62,100	1	
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B-2nd Floor</i>							
<i>Explanation : One Unit</i>							

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : BRONX LIBRARY CENTER REFERENCE CENTER
Address : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0017.000 / 13852 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 74,476 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4m,4,5
Block : 3154 **Lot** : 83 **BIN** : 2827656

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$82,200	\$40,400
Interior Architecture		\$113,100
Electrical	\$68,300	
Total	\$150,600	\$153,600
Importance Code A	\$82,200	\$40,400
Importance Code B	\$68,300	\$36,600
Importance Code C		\$76,500
Total	\$150,600	\$153,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,600		\$36,600	\$16,800
Interior Architecture		\$16,700		\$30,700
Electrical	\$15,000	\$12,600	\$14,500	\$12,100
Mechanical	\$23,500	\$30,000	\$35,400	\$30,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$73,800	\$77,100	\$104,200	\$108,300
Importance Code A	\$21,300	\$3,800	\$40,200	\$20,500
Importance Code B	\$52,600	\$73,300	\$64,000	\$87,700
Importance Code C				
Total	\$73,800	\$77,100	\$104,200	\$108,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	43%			LIFE	**	5	\$23,200	
Concrete Masonry Unit	5%	Now	\$17,600	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade At Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade At Base</i>								
Metal Panel	5%			2050	**	5-10	\$29,700	
Metal Sect. OHD	2%			2041	**	5	\$5,400	
Granite Panels	20%			LIFE	**	5	\$12,900	
Window Wall	25%			2050	**	5	\$80,900	
Windows								
Aluminum	100%			2046	**	5	\$5,000	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$3,200	
Metal/Glass Curt Wall	10%			2050	**	5	\$3,100	
Metal Panel	5%			2050	**	5	\$1,600	
Metal Rail	5%			2041	**	5-10	\$7,200	
Metal: Cage/Fence	10%			2041	**	5-10	\$6,200	
Stucco Cement	35%			2041	**	5	\$7,200	
Roof								
Metal Panel	60%			2041	**	10	\$41,800	
Modified Bitumen	30%			2032	**	10	\$11,400	
Skylight, Metal/Glass	10%			2050	**	10	\$12,700	
Interior								
Floors								
Carpet	30%			2025	\$423,000	3	\$50,200	
Cast in Place Concrete	15%			LIFE	**	5	\$36,600	
Ceramic Tile	5%			2037	**	5	\$5,600	
Sheet Vinyl/Rubber	40%			2032	**	5	\$66,900	
Terrazzo	10%			LIFE	**	5	\$8,700	
Interior Walls								
Ceramic Tile	3%			2037	**	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	**			
Wood	10%			LIFE	**	5	\$37,300	
Ceilings								
AcousTileSusp.Lay-In	55%			2041	**	5	\$61,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$27,900	
Plywood/Hardboard	20%			2050	**	1		

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

Asset # : 13852

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>						
Transformers								
Dry Type	100%			2037	* *	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 45 Kva, 208/120v</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	\$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2040	* *	5	\$200	
Molded Case Bkrs	90%			2040	* *	5	\$1,800	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$22,900	
Generators								
Diesel	100%			2033	* *	1	\$28,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Emergency Generator Rated @ 569 Kva</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,800	
Fuel Storage								
Main Tank	100%			2052	* *	5	\$2,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 250 Gallon Capacity</i>						
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2029	**	10	\$47,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2029	**	10	\$20,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2029	**	1		
Exit, LED	50%			2052	**	1		
Exterior Lighting								
HID	50%			2029	**	10	\$100	
Incandescent	50%			2029	**	2	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2052	**	5	\$2,200	
Alarm								
Security System								
Generic	100%			2029	**	1	\$27,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$45,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$36,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 9 Small Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$5,500	
Terminal Devices								
Air Handler	70%			2032	**	1	\$32,200	
Convactor/Radiator	30%			2037	**	1	\$7,200	
Air Conditioning								

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

Asset # : 13852

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	**	1	\$34,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 12 Units</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$3,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$46,100	
Heat Rejection								
Air Condenser Unit	100%			2029	**	2	\$51,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,500	
Exhaust Fans								
Interior	90%			2032	**	2	\$2,100	
Roof	10%			2029	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Electric	100%			2022	\$11,400	4	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Areas</i>					
			<i>Explanation : Units Installed Above Ceiling Panels</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2032	**	1	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								

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

Asset # : 13852

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) C-5 (1) C-4</i>						
		<i>Explanation : 3 Units, 2 Public, 1 Staff</i>						
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2050		* *	1-5	\$18,800
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Emergency Stairways</i>						
		<i>Explanation : Emergency Stairways Only</i>						
Sprinkler								
Generic	100%			2050		* *	1-2	\$20,900
Fire Pump								
Generic	100%			2033		* *	1	\$13,900

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Address : 42 ST. & 5TH AVE. @ BRYANT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 646,680 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Mar-2016 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,366,400	\$1,364,700
Interior Architecture	\$2,865,100	\$2,992,700
Electrical	\$229,100	\$7,504,700
Mechanical	\$160,300	\$6,669,700
Total	\$4,620,900	\$18,531,900
Importance Code A	\$1,366,400	\$1,538,800
Importance Code B	\$2,314,700	\$16,324,800
Importance Code C	\$939,900	\$668,400
Total	\$4,620,900	\$18,531,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$23,000	
Interior Architecture	\$96,900		\$104,900	\$30,700
Electrical	\$62,400	\$51,300	\$90,500	\$58,200
Mechanical	\$330,400	\$185,700	\$326,900	\$220,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$513,400	\$260,700	\$568,900	\$333,000
Importance Code A	\$26,300	\$25,600	\$48,600	\$28,200
Importance Code B	\$437,500	\$235,100	\$491,200	\$304,800
Importance Code C	\$49,600		\$29,200	
Total	\$513,400	\$260,700	\$568,900	\$333,000



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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Marble	98%			LIFE	**	5	\$437,300	
Window Wall	2%			2047	**	5	\$22,300	
Windows								
Bronze/Brass	100%			2035	**	5	\$492,800	
Parapets								
Masonry: Marble	95%			LIFE	**	5-10	\$818,700	
Metal Rail	5%			2032	**	5-10	\$63,800	
Roof								
Copper/Terne	60%			2042	**	10	\$376,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Sealed With A Rubbery Compound</i>								
IRMA/Protected Membrane	5%			2027	\$108,300	10	\$12,500	
Metal Panel	5%			2040	**	10	\$23,000	
Modified Bitumen	15%			2035	**	10	\$37,600	
Single Ply Membrane	5%			2027	\$45,700	10	\$12,500	
Skylight, Metal/Glass	5%			2037	**	10	\$41,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bartos Room</i>								
Sloped Glazing	5%			LIFE	**	5	\$334,200	
Interior								
Floors								
Carpet	10%			2026	\$1,257,300	3	\$136,400	
Cast in Place Concrete	5%			LIFE	**	5	\$198,900	
Ceramic Tile	3%			2036	**	5	\$27,300	
Cork Tile	7%			2037	**	5	\$55,700	
Marble Panels	45%	Now	\$802,900	LIFE	**	5	\$306,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Quarry Tile	5%			2032	**	5	\$68,200	
Vinyl Tile	15%			2027	\$1,256,300	3	\$68,200	
Wood	10%			2042	**	5	\$170,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Reading Room</i>								

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$58,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$46,700	
Glass: Single Pane	5%			LIFE	**	5	\$87,600	
Gypsum Board	5%			LIFE	**	5-10	\$99,200	
Metal Panel	5%			LIFE	**	10	\$26,300	
Marble Panels	30%			LIFE	**	10	\$140,100	
Plaster	25%			LIFE	**	5-10	\$248,100	
Plaster	10%			LIFE	**	5-10	\$99,200	
Wood	10%			LIFE	**	5	\$934,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Reading Room</i>								
<i>Explanation : Repairs In Progress</i>								
Ceilings								
AcousTileConcealSpLn	5%			2032	**	5	\$75,600	
AcousTileSusp.Lay-In	5%			2040	**	5	\$60,500	
Exposed Concrete	12%			LIFE	**	5-10	\$181,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Area Under Bryant Park</i>								
<i>Explanation : Stack / Archive Storage</i>								
Exposed Struc: Steel	8%			LIFE	**	10	\$193,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Below Main Reading Room</i>								
<i>Explanation : Book Stacks</i>								
Masonry: Infill Arch	5%			LIFE	**	10	\$30,200	
Masonry: Marble	15%			LIFE	**	1		
Metal Panel	5%			LIFE	**	5	\$151,200	
Plaster	33%			LIFE	**	5-10	\$685,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 35%</i>								
<i>Location : Main Reading Room</i>								
Plaster	12%			LIFE	**	5-10	\$249,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	3	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch (hpc)</i>								
Transformers								
Dry Type	100%			2047	**	3	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two-750 Kva, 208 Pri 10kv - 480/277 Sec</i>								

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Feeders								
Cable	100%			2052	**	1		
Raceway								
Conduit	100%			2057	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2057	**	5	\$1,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2500 Amps, One 2000 Amps And Two 1200 Amps Main Disconnect Switch</i>						
Fused Disc Sw	40%			2027	\$54,600	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Amps And Two 1200 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2025	\$17,100	5	\$2,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 225 Kva, 112 Kva, 93 Kva, 75 Kva 480/277 Pri - 208/120 Sec</i>						
Switchgear / Switchboard								
Fused Disc Sw	60%			2057	**	5	\$1,700	
Fused Disc Sw	40%			2027	\$169,400	5	\$1,100	
Raceway								
Conduit	60%			2027	\$292,800	1		
Conduit	40%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$14,600	5	\$700	
Fused Disc Sw	10%			2052	**	5	\$1,500	
Molded Case Bkrs	30%			2052	**	5	\$5,100	
Molded Case Bkrs	55%			2026	\$160,300	5	\$9,400	
Wiring								
Braided Cloth	20%	2-4	\$97,900	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Sections</i>						
Thermoplastic	50%			2027	\$244,700	1		
Thermoplastic	30%			2057	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$130,900	5	\$400	
Motor Control Center	60%			2025	\$193,400	5	\$10,600	
Motor Control Center	20%			2047	**	5	\$3,500	
Variable Frequency Drive	10%			2047	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$9,500	
Generic	50%			LIFE	**	5	\$9,500	

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	* *	1	\$199,000	
Generators								
Diesel	100%			2030	* *	1	\$250,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 500 Kw</i>						
Batteries								
Nickel Cadmium	100%			2020	\$1,600	5	\$144,100	
Fuel Storage								
Day Tank	50%			2035	* *	5	\$60,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 30 Gallons</i>						
Main Tank	50%			2042	* *	5	\$9,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 600 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2032	* *	10	\$296,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2032	* *	10	\$59,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Area And Auditorium</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	25%			2027	\$1,753,600	10	\$148,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2032	* *	10	\$29,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-5 Lamps</i>						
Incandescent	10%			2027	\$701,500	2	\$1,400	
Egress Lighting								
Emergency, Service	30%			2032	* *	1		
Emergency, Battery	20%			2032	* *	10	\$31,200	
Exit, LED	30%			2055	* *	1		
Exit, Service	20%			2027	\$20,000	1		
Exterior Lighting								
Fluorescent	100%			2022	\$2,245,600	10	\$59,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside Light Poles</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						

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

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

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

Alarm

Security System

No Component

90%

Generic

10%

2027

\$211,900

1

\$24,200

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2027

\$725,600

1-3

\$41,100

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

Heating

Energy Source

Utility Steam

90%

2037

* *

1

Electricity

10%

2037

* *

1

Conversion Equipment

Heat Exchanger

80%

2023

\$119,400

1

\$255,800

Pres. Reducing Valve/LP

10%

2036

* *

5

\$3,800

Steam

No Component

10%

Distribution

Hot Wtr Piping/Pump

50%

2035

* *

4

\$23,900

Steam Piping/Pump

50%

2037

* *

4

\$15,900

Terminal Devices

Air Handler

45%

2027

\$1,529,800

1

\$180,000

Convactor/Radiator

40%

2032

* *

1

\$83,500

Fan Coil Unit/Heat

10%

2027

\$944,100

1

\$20,900

Unit Heater-Stm/HW

5%

2035

* *

4

\$4,400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

35%

2030

* *

1

\$244,900

*Other Observation, Extent : Light, Area Affected : 35%**Location : Basement**Explanation : R123 Refrigerant*

Centrifugal, Elec Chiller

35%

2042

* *

1

\$244,900

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : Lower Engine Room*

Reciprocating

20%

2027

\$475,500

1

\$60,000

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Basement*

No Component

10%

Distribution

Chilled Wtr Pipe/Pump

90%

2037

* *

4

\$28,700

No Component

10%

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2027	\$2,410,300	1	\$359,900	
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2028	**	2	\$585,700	
No Component	10%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$570,900	
Exhaust Fans								
Interior	90%			2027	\$696,900	2	\$17,800	
Roof	10%			2027	\$55,700	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2022	\$108,600	4	\$5,600	
HW Heat Exchanger								
Low Temp	100%			2037	**	4	\$63,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2022	\$12,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2022	\$12,000	4	\$2,500	
Backflow Preventer								
No Component	50%							
Generic	50%			2032	**	1	\$19,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : (3) G, 1-3 (1) 1-3 (1) Freight 1-3</i>								
<i>Explanation : 5 Units</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : C, G, 1- Attic</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$326,100	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Fire Suppression	Sprinkler								
	No Component	95%							
	Generic	5%			2047	* *	1-2	\$9,100	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : CHATHAM SQUARE BRANCH LIBRARY
Address : 33 EAST BROADWAY @ CATHERINE ST.
Borough : MANHATTAN **Agency's Number** : C01
Program / Asset # : NPL0C01.000 / 13325 **Yr Built/Renovated** : 1903 / 2001
Area Sq Ft : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 280 **Lot** : 44 **BIN** : 1003425

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,100	\$8,800		
Interior Architecture			\$2,400	
Electrical	\$1,000	\$15,700	\$1,500	\$1,000
Mechanical	\$1,300	\$1,500	\$2,700	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$33,400	\$29,900	\$10,500	\$6,500
Importance Code A	\$27,800	\$9,500	\$700	\$700
Importance Code B	\$5,600	\$20,400	\$9,800	\$5,800
Importance Code C				
Total	\$33,400	\$29,900	\$10,500	\$6,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$10,800	
Masonry: Granite	5%	0-2	\$10,600	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%			LIFE	**	5	\$4,700	
Windows								
Aluminum	100%	0-2	\$16,500	2040	**	5	\$1,000	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$300	
Masonry: Brick	65%			LIFE	**	5	\$1,700	
Masonry: Limestone	25%			LIFE	**	5	\$800	
Roof								
Single Ply Membrane	100%			2029	**	10	\$8,800	
Interior								
Floors								
Carpet	5%			2023	\$13,300	3	\$1,600	
Ceramic Tile	5%			2037	**	5	\$1,100	
Vinyl Tile	70%			2029	**	3	\$5,500	
Wood	20%			2052	**	5	\$7,900	
Interior Walls								
Plaster	100%			LIFE	**	5	\$10,900	
Ceilings								
Plaster	100%			LIFE	**	5	\$13,100	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2044	**	5	\$100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$400	
Wiring								
Thermoplastic	100%			2044	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	45%			2029	**	10	\$5,800	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 45%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	55%			2029	**	10	\$7,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,700	
Exit, LED	50%			2052	**	1		
Exterior Lighting								
HID	100%			2029	**	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	**	1	\$2,600	
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$8,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2022	\$31,300	1	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2029	* *	2	\$900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
Exhaust Fans								
Interior	100%			2029	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Electric	100%			2022	\$2,200	4	\$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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2034	* *	1-2	\$800	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : COLUMBUS BRANCH LIBRARY
Address : 742 TENTH AVE. @W. 51 STREET
Borough : MANHATTAN **Agency's Number** : C03
Program / Asset # : NPL0C03.000 / 13327 **Yr Built/Renovated** : 1909 / 2013
Area Sq Ft : 11,554 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1060 **Lot** : 63 **BIN** : 1026706

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$225,500	\$6,800
Total	\$225,500	\$6,800
Importance Code A	\$225,500	\$6,800
Total	\$225,500	\$6,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$77,900		\$600	
Interior Architecture	\$40,300	\$1,700	\$2,900	
Electrical	\$400	\$100	\$200	\$100
Mechanical	\$4,900	\$1,300	\$2,100	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,400	\$7,000	\$9,700	\$5,100
Importance Code A	\$78,400	\$600	\$1,200	\$600
Importance Code B	\$31,600	\$6,500	\$7,800	\$4,500
Importance Code C	\$17,400		\$600	
Total	\$127,400	\$7,000	\$9,700	\$5,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$69,100	LIFE	**	5	\$11,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,200	
Masonry: Limestone	50%	Now	\$156,400	LIFE	**	5	\$10,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Stucco Cement	5%	Now	\$4,100	2032	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Windows								
Aluminum	68%	Now	\$11,800	2035	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Aluminum	30%			2035	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	2%			2036	**	10	\$500	

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

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	15%	Now	\$2,100	LIFE	**	5	\$200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade (Interior Wall)</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 50 Interior Face Of Parapet - 10th Avenue Façade</i>								
<i>Explanation : Stucco Finish</i>								
Masonry: Brick	45%	Now	\$32,100	LIFE	**	5	\$600	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Masonry: Limestone	10%	Now	\$12,900	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5	\$200	
Metal: Cage/Fence	25%	Now	\$6,100	2047	**	5	\$1,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	90%	2-4	\$6,100	2032	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$1,400	2027	\$6,800			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Roof Penetration - Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2040	**	5	\$900	
Marble Panels	5%	4+	\$3,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs To Roof</i>								
Slate	5%			LIFE	**	5	\$1,900	
Vinyl Tile	80%			2035	**	3	\$5,300	
Interior Walls								
Ceramic Tile	5%			2040	**	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	20%			2044	**	5	\$3,400	
Exposed Concrete	20%			LIFE	**	5-10	\$4,300	
Fiber Board	10%			2032	**			
Gypsum Board	20%			LIFE	**	5-10	\$11,800	
Plaster	30%			LIFE	**	5-10	\$8,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	**	5		
Molded Case Bkrs	90%			2043	**	5	\$300	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	88%			2032	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2032	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2032	**	10	\$1,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$1,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	50%			2032	**	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	50%			2047	**	1	\$2,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Boiler In Boiler Room</i>								

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

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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating							
Distribution							
Hot Wtr Piping/Pump	100%			2043	**	4	\$900
Terminal Devices							
Convactor/Radiator	100%			2032	**	1	\$3,700
Air Conditioning							
Energy Source							
Electricity	100%			2043	**	1	
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$700
			<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : 3 Units</i>				
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,200
Exhaust Fans							
Roof	100%			2032	**	2	\$400
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2040	**	1	
Water Heater							
Gas Fired	100%			2027	\$2,700	2	\$200
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Mechanical Room</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : B,1,2</i>				
			<i>Explanation : One Unit</i>				

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : COUNTEE CULLEN BRANCH LIBRARY
Address : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990
Area Sq Ft : 23,345 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 29-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3
Block : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$721,800	\$36,900
Interior Architecture	\$95,900	\$103,800
Electrical		\$253,300
Mechanical	\$112,600	
Total	\$930,300	\$393,900
Importance Code A	\$834,400	\$36,900
Importance Code B		\$304,800
Importance Code C	\$95,900	\$52,300
Total	\$930,300	\$393,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$51,600			
Interior Architecture	\$51,700		\$1,600	\$16,000
Electrical	\$16,500	\$400	\$600	\$700
Mechanical	\$32,600	\$5,200	\$5,500	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,300	\$9,600	\$11,600	\$25,900
Importance Code A	\$51,600	\$2,300	\$2,300	\$2,300
Importance Code B	\$96,800	\$7,300	\$7,700	\$23,600
Importance Code C	\$8,000		\$1,600	
Total	\$156,300	\$9,600	\$11,600	\$25,900



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

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

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

**NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY**

Asset # : 4221

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$17,700	
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Due To Loose And Delaminating Stones - Entry Facade</i>								
Masonry: Brick	65%	Now	\$137,800	LIFE	* *	5	\$23,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, East Facade</i>								
Pre-Cast Concrete	3%	Now	\$7,000	LIFE	* *	5	\$3,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Details - Street Facade - Above Main Entrance</i>								
Slate Panels	5%	Now	\$91,900	LIFE	* *	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills - East, West, South Facades</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills - East, West, South Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills - East, West, South Facades</i>								
Wood	2%	Now	\$36,900	2047	* *	5	\$1,800	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Trim At Windows - East, West, South Facades</i>								
Windows								
Aluminum	40%	Now	\$16,300	2043	* *	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Windows</i>								
Steel	60%	0-2	\$305,400	2052	* *	5	\$36,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade</i>								

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,300	
Masonry: Brick	25%	Now	\$12,700	LIFE	**	5	\$1,100	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face Of North Parapet</i>							
	<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>							
	<i>Location : North Parapet Wall</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face Of North Parapet</i>							
Masonry: Brick	63%	Now	\$47,900	LIFE	**	5	\$2,800	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : East And West Parapets</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : East And West Parapets</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : East And West Parapets</i>							
Masonry: Limestone	2%	Now	\$1,800	LIFE	**	5	\$100	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping At Parapet Over Mezzanine</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping At Parapet Over Mezzanine</i>							
Metal Security Bars	2%	Now	\$3,200	2067	**			1
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Roof Over Mezzanine</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : At Roof Over Mezzanine</i>							
Metal: Cage/Fence	3%	Now	\$500	2032	**	5	\$400	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : At West Parapet</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : At West Parapet</i>							

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	93%	Now	\$89,100	2037		**		1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Debris Present, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Dunnage</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 2011</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Third Floor</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 3rd Floor</i>								
Panel/Paver: Cer/Brk	5%	Now	\$9,300	2057		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mezzanine Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
Skylight, Metal/Glass	2%			2037		**	10	\$1,100
Interior								
Floors								
Carpet	70%	4+	\$18,000	2026	\$360,600		3	\$42,800
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	5%			LIFE		**	5	\$8,900
Ceramic Tile	5%			2036		**	5	\$2,000
Terrazzo	5%	0-2	\$9,400	LIFE		**	5	\$1,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	15%			2027	\$51,500		3	\$3,100
Interior Walls								
Ceramic Tile	3%			2030		**	5	\$3,200
Concrete Masonry Unit	5%			LIFE		**	5	\$4,300
Gypsum Board	82%			LIFE		**	5-10	\$148,200
Plaster	10%			LIFE		**	5-10	\$9,000
Ceilings								
AcousTileSusp.Lay-In	85%			2032		**	5	\$34,600
Gypsum Board	10%			LIFE		**	5-10	\$14,000
Plaster	5%			LIFE		**	5-10	\$3,500

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	90%			2027	\$28,000	1		
Conduit	10%			2047	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,100	5		
Molded Case Bkrs	75%			2026	\$16,700	5	\$500	
Molded Case Bkrs	20%			2026	\$4,400	5	\$100	
Wiring								
Thermoplastic	80%			2027	\$22,000	1		
Thermoplastic	20%			2047	* *	1		
Motor Controllers								
Locally Mounted	60%			2025	\$26,900	5	\$100	
Locally Mounted	40%			2040	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	* *	10	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2032	* *	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	60%			2022	\$139,000	10	\$12,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$15,600	10	\$2,800	
Exit, Service	50%			2022	\$1,700	1		
Exterior Lighting								
HID	100%			2022	\$87,400	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$2,900	

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$112,600	2047	**	1	\$20,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 4 Units - Inadequate Heat Output</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$16,200	2037	**	4	\$1,200	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Traps And Condensate Return Lines</i>					
Terminal Devices								
Air Handler	40%			2035	**	1	\$5,800	
Convactor/Radiator	60%			2040	**	1	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	35%			2035	**	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Refrigerant Type 410a</i>					
No Component	65%							
Terminal Devices								
Fan Coil - Cooling	35%			2032	**	1	\$2,600	
No Component	65%							
Heat Rejection								
Air Condenser Unit	35%			2035	**	2	\$5,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600	
Exhaust Fans								
Roof	100%			2027		2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galv Iron/Steel	80%			2032	**	1		
Water Heater								
Gas Fired	100%			2025		2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018		4	\$2,500	

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY**

Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, M, 2, 3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2047		* *	1-2	\$1,000

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : EPIPHANY BRANCH LIBRARY
Address : 228 EAST 23RD ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : E03
Program / Asset # : NPL0E03.000 / 13331 **Yr Built/Renovated** : 1907 / 2007
Area Sq Ft : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 903 **Lot** : 46 **BIN** : 1019661

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$178,800	
Electrical	\$92,400	\$123,900
Mechanical	\$203,200	\$52,000
Total	\$474,400	\$175,900
Importance Code A	\$178,800	
Importance Code B	\$295,600	\$175,900
Total	\$474,400	\$175,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$57,700	\$15,200		
Interior Architecture	\$50,800		\$7,300	\$1,100
Electrical	\$14,200	\$24,100	\$300	\$300
Mechanical	\$6,600	\$24,200	\$4,400	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,300	\$67,400	\$15,900	\$7,200
Importance Code A	\$58,500	\$16,200	\$800	\$800
Importance Code B	\$50,000	\$51,200	\$15,100	\$6,400
Importance Code C	\$24,800			
Total	\$133,300	\$67,400	\$15,900	\$7,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	2-4	\$78,000	LIFE	**	5	\$26,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	2-4	\$21,800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	2-4	\$100,800	LIFE	**	5	\$7,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	2-4	\$31,700	2040	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,200	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	**	10	\$15,200	
Interior								
Floors								
Carpet	60%			2023	\$184,200	3	\$21,800	
Vinyl Tile	35%	2-4	\$14,300	2029	**	3	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2052	**	5	\$2,300	
Interior Walls								
Gypsum Board	15%	2-4	\$1,300	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**			
Plaster	70%	2-4	\$23,500	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$11,700	2037	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2037	**	5	\$2,400	
Gypsum Board	5%			LIFE	**	5	\$1,500	
Plaster	60%			LIFE	**	5	\$9,100	
Wood	5%			LIFE	**	5	\$10,600	

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

NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 700 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$400	
<hr/>								
Raceway								
Conduit	5%			2034	**	1		
Conduit	95%			2024	\$29,500	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	90%			2023	\$13,300	5	\$400	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$13,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	10%			2034	**	1		
Thermoplastic	40%			2024	\$11,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2022	\$29,900	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor And Childrens Room</i>								
<i>Explanation : T-5 Lamps</i>								
<hr/>								
Fluorescent	77%			2024	\$123,900	10	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
<hr/>								
Incandescent	3%			2019	\$4,800	2		
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$10,800	10	\$2,000	
Exit, Service	50%			2024	\$1,100	1		
<hr/>								
Exterior Lighting								
HID	70%			2019	\$42,500	10		
Incandescent	30%			2019	\$15,500	2		
<hr/>								
Alarm								

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$49,900

1-3

\$3,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : No Smoke And Heat Detectors*

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

* *

1

\$8,000

Distribution

Hot Wtr Piping/Pump

100%

Now

\$1,600

2032

* *

4

\$800

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Boiler Supply Isolating Valve*

Terminal Devices

Air Handler

60%

2024

\$52,000

1

\$6,000

Convactor/Radiator

40%

2029

* *

1

\$2,100

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

75%

0-2

\$155,200

2029

* *

2

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Mechanical Room**Explanation : Obsolete Equipment*

Exterior Pkg Unit -

Cooling

25%

Now

\$900

2019

\$18,500

2

\$200

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Control System*

Heat Rejection

Remote Air Cond

50%

0-2

\$48,000

2034

* *

2

\$4,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Obsolete Equipment*

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$9,000

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	70%			2029	* *	2	\$400	
Roof	30%			2029	* *	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Gas Fired	100%			2019	\$3,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Basement Stack</i>						
Backflow Preventer								
Generic	100%			2024	\$1,600	1	\$1,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement: 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2044	* *	1-2	\$700	

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : FORT WASHINGTON BRANCH LIBRARY
Address : 535 WEST 179TH ST. NEAR AUDUBON AVE.
Borough : MANHATTAN **Agency's Number** : F01
Program / Asset # : NPL0F01.000 / 13332 **Yr Built/Renovated** : 1914 / 1976
Area Sq Ft : 15,158 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2153 **Lot** : 53 **BIN** : 1063632

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$887,300	\$64,300
Interior Architecture	\$179,500	\$66,900
Electrical	\$317,600	
Mechanical	\$45,100	\$48,600
Total	\$1,429,500	\$179,800
Importance Code A	\$887,300	\$64,300
Importance Code B	\$473,900	\$115,500
Importance Code C	\$68,300	
Total	\$1,429,500	\$179,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$41,400	\$10,300		
Interior Architecture	\$73,400	\$2,000	\$14,300	\$2,000
Electrical	\$2,800	\$29,200	\$1,100	\$1,100
Mechanical	\$77,800	\$1,800	\$3,900	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$199,400	\$47,300	\$23,300	\$8,900
Importance Code A	\$76,700	\$11,000	\$700	\$700
Importance Code B	\$122,700	\$36,300	\$22,600	\$8,100
Importance Code C				
Total	\$199,400	\$47,300	\$23,300	\$8,900



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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$295,600	LIFE	**	5	\$33,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North And West Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And West Facades</i>								
Masonry: Granite	5%	Now	\$96,600	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	25%	Now	\$495,100	LIFE	**	5	\$10,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Metal Panel	10%			2034	**	5-10	\$37,800	
Windows								
Under Construction	100%							

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	83%	Now	\$22,600	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$200	
Masonry: Sandstone	2%	Now	\$400	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At First Floor Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At First Floor Parapet</i>								
<i>Explanation : This Component Is Actually Bluestone</i>								
Metal: Cage/Fence	5%	4+	\$500	2029	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
Stucco Cement	5%	Now	\$600	2029	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping</i>								
Roof								
Asphalt Shingle	10%	0-2	\$400	2027			\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	87%			2024			\$64,300	10
Skylight, Metal/Glass	3%	2-4	\$16,900	2034	**			\$11,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	2-4	\$1,400	2020	\$14,300	3	\$1,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$4,700	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	3%	2-4	\$700	2027	\$13,100	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cork Tile	15%			2034	**	5	\$3,000	
Quarry Tile	3%			2029	**	5	\$1,000	
Vinyl Tile	14%	Now	\$26,800	2034	**	3	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
Vinyl Tile	35%	2-4	\$6,700	2024	\$66,900	3	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	15%	Now	\$111,200	2064	**	5	\$3,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
Interior Walls								
Plaster	25%	Now	\$34,200	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
Plaster	75%	Now	\$34,200	LIFE	**	5	\$12,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	25%	Now	\$22,100	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
Plaster	75%	4+	\$11,100	LIFE	**	5	\$10,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$1,500	2054	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 800 Amps</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$400	
Raceway								
Conduit	100%			2024	\$31,100	1		
Panelboards								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	90%			2023	\$13,300	5	\$400	
Wiring								
Thermoplastic	95%			2024	\$26,100	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	20%			2029	**	10	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2019	\$105,300	10	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2019	\$15,000	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$10,100	10	\$1,800	
Exit, Service	50%			2024	\$1,100	1		
Exterior Lighting								
HID	100%			2019	\$56,700	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2032	**	1	\$2,800	
Fire/Smoke Detection								
Generic	100%			2019	\$155,600	1-3	\$9,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$33,800	2044	**	1	\$6,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$3,800	2032	**	4	\$700	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	60%			2024	\$48,600	1	\$5,600	
Convactor/Radiator	40%			2029	**	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	65%	0-2	\$45,100	2034	**	2	\$500	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof Top Unit</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Units</i>							
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	35%	0-2	\$14,500	2034	**	1	\$3,000	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
No Component	65%							
Heat Rejection								
Remote Air Cond	35%	0-2	\$20,400	2034	**	2	\$3,000	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		
Water Heater								
Gas Fired	100%	0-2	\$3,500	2024	\$3,500	2	\$200	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$1,000	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Drain In The Basement</i>							
Fixtures								
Generic								
	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : FRANCIS MARTIN BRANCH LIBRARY
Address : 2150 UNIVERSITY AVE. @W. 181 ST.
Borough : BRONX **Agency's Number** : F02
Program / Asset # : NPL0F02.000 / 13333 **Yr Built/Renovated** : 1957 / 2008
Area Sq Ft : 17,130 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3211 **Lot** : 5 **BIN** : 2014579

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$66,000
Electrical		\$64,100
Mechanical		\$100,700
Total		\$230,900
Importance Code A		\$66,000
Importance Code B		\$164,900
Total		\$230,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$82,900	\$3,300		
Interior Architecture	\$63,300		\$7,000	\$2,100
Electrical	\$8,100	\$100	\$200	\$200
Mechanical	\$14,100	\$2,500	\$3,200	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$172,400	\$9,800	\$14,200	\$8,300
Importance Code A	\$83,700	\$4,100	\$800	\$800
Importance Code B	\$53,900	\$5,700	\$12,800	\$7,400
Importance Code C	\$34,700		\$600	
Total	\$172,400	\$9,800	\$14,200	\$8,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$1,900	LIFE	**	5	\$8,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade</i>								
Masonry: Brick	90%			LIFE	**	5	\$61,700	
Masonry: Granite	5%	0-2	\$10,000	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entry</i>								
Windows								
Aluminum	90%			2049	**	5	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%			LIFE	**	5	\$900	
Parapets								
Masonry: Brick	80%	0-2	\$24,300	LIFE	**	5	\$2,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Parapet Face</i>								
Metal: Cage/Fence	10%	2-4	\$300	2032	**	5	\$900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	0-2	\$1,900	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%	Now	\$13,200	2026	\$66,000	5	\$13,500	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Drains</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations At Roof Penetrations</i>								
Interior								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2026	\$9,700	3	\$1,200	
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
Ceramic Tile	5%			2040	**	5	\$1,300	
Terrazzo	5%			LIFE	**	5	\$2,000	
Vinyl Tile	60%	4+	\$13,000	2032	**	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	17%			2035	**	3	\$1,600	
Vinyl Tile 9" X 9"	5%			2022	\$14,000	3	\$600	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
Glazed Ceramic Panel	2%	Now	\$14,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Sink And Under Window In Basement Storage Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Sink In Basement Storage Room</i>								
Gypsum Board	68%			LIFE	**	5-10	\$26,800	
Plaster	15%			LIFE	**	5-10	\$3,000	
Ceilings								
AcousTileConcealSpLn	30%			2040	**	5	\$9,600	
Exposed Concrete	20%			LIFE	**	5-10	\$6,400	
Gypsum Board	35%	Now	\$1,800	LIFE	**	5	\$11,200	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Window</i>								
Plaster	15%			LIFE	**	5-10	\$6,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400a & One 200a Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$500	
Raceway								
Conduit	70%			2047	**	1		
Conduit	30%			2027	\$9,300	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	60%			2043	**	5	\$300	
Molded Case Bkrs	35%			2026	\$5,200	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$5,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2047	**	1		
Thermoplastic	40%			2027	\$11,000	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent</i>								
Fluorescent	55%			2032	**	10	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2035	**	10	\$6,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$11,400	10	\$2,100	
Exit, Service	50%			2022	\$1,200	1		
Exterior Lighting								
HID	100%			2022	\$64,100	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Hot Water Boiler	100%			2040	**	1	\$8,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 1 Unit</i>					
<hr/>							
Distribution							
Hot Wtr Piping/Pump	100%			2043	**	4	\$1,300
<hr/>							
Terminal Devices							
Air Handler	10%			2027	\$9,200	1	\$1,100
Convactor/Radiator	90%	Now	\$7,200	2040	**	1	\$4,500
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
		<i>Location : Staff Lounge And Librarian Office</i>					
<hr/>							
Air Conditioning							
Energy Source							
Electricity	100%			2043	**	1	
<hr/>							
Conversion Equipment							
Reciprocating Compr/Chiller	10%			2027	\$5,800	1	\$800
Ext Pkg Unit - Heating/Cooling	90%			2022	\$100,700	2	\$900
		<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
<hr/>							
Terminal Devices							
Air Handler/Cool/Ht No Component	10%			2027	\$7,200	1	\$1,100
	90%						
<hr/>							
Heat Rejection							
Remote Air Cond No Component	10%			2027	\$10,100	2	\$1,200
	90%						
<hr/>							
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,100
<hr/>							
Exhaust Fans							
Interior	90%			2027	\$16,900	2	\$500
Roof	10%			2027	\$1,300	2	\$100
<hr/>							
Plumbing							
H/C Water Piping							
Brass/Copper	30%			2047	**	1	
Galv Iron/Steel	70%			2040	**	1	
<hr/>							
Water Heater							
Gas Fired	100%			2027	\$3,900	2	\$300
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Mechanical Room</i>					
<hr/>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
<hr/>							
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY**

Asset # : 13333

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
			<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : Rest Rooms Are Under Construction In Children Area</i>					
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-2</i>					
			<i>Explanation : 1 Unit</i>					

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

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

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

Print Date: 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : GEORGE BRUCE BRANCH LIBRARY
Address : 518 WEST 125TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : G01
Program / Asset # : NPL0G01.000 / 13334 **Yr Built/Renovated** : 1915 / 2001
Area Sq Ft : 17,723 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1980 **Lot** : 22 **BIN** : 1059688

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$85,400	\$42,400
Interior Architecture	\$47,400	\$146,600
Electrical	\$71,200	\$9,600
Mechanical		\$243,400
Total	\$204,000	\$442,000
Importance Code A	\$85,400	\$42,400
Importance Code B	\$118,500	\$399,600
Total	\$204,000	\$442,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$103,000	\$800		
Interior Architecture	\$30,000	\$2,500	\$1,300	\$2,000
Electrical	\$10,500	\$33,600	\$200	\$200
Mechanical	\$23,300	\$43,600	\$4,400	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$170,600	\$84,400	\$9,900	\$7,900
Importance Code A	\$103,800	\$1,900	\$900	\$900
Importance Code B	\$58,400	\$82,500	\$9,000	\$7,000
Importance Code C	\$8,400			
Total	\$170,600	\$84,400	\$9,900	\$7,900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$29,600	LIFE	**	5	\$9,000	
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Bulkhead</i>								
Masonry: Brick	10%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Masonry: Marble	10%	Now	\$33,700	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Stucco Cement	5%			2029	**	5	\$1,600	
Windows								
Metal Clad	15%	Now	\$17,300	2049	**	5	\$1,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Wood	35%	Now	\$2,900	2040	**	5	\$3,600	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Wood	50%			2032	**	5	\$10,300	
Parapets								
Masonry: Brick	80%	Now	\$15,600	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5	\$300	
Masonry: Marble	5%	Now	\$1,100	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	45%			2024	\$42,400	10	\$6,700	
Modified Bitumen	40%	Now	\$37,700	2034	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Old Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Old Apartment</i>								
Skylight, Metal/Glass	10%	Now	\$47,800	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Roof</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Roof</i>								
Slate	5%	Now	\$2,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Dormers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Dormers</i>								
Interior								
Floors								
Carpet	10%			2023	\$36,700	3	\$4,000	
Cast in Place Concrete	10%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2033	**	5	\$1,300	
Vinyl Tile	60%			2024	\$146,600	3	\$8,000	
Wood	10%			2039	**	5	\$5,000	
Wood	5%	Now	\$47,400	2064	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$900	
Gypsum Board	25%			LIFE	**	5	\$2,800	
Plaster	65%			LIFE	**	5	\$3,600	
Plaster	5%	Now	\$8,000	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2037	**	5	\$1,300	
Gypsum Board	10%			LIFE	**	5	\$3,300	
Plaster	80%			LIFE	**	5	\$13,300	
Plaster	5%	Now	\$18,900	LIFE	**	5	\$800	

Broken/Missing Elements, Extent : Severe, 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 : Old Apartment

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2034	**	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 800 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	**	5	\$500	
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Raceway

Conduit	100%			2034	**	1		
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Panelboards

Fused Disc Sw	2%			2032	**	5		
Molded Case Bkrs	98%			2032	**	5	\$500	

Wiring

Thermoplastic	100%			2034	**	1		
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Motor Controllers

Locally Mounted	50%			2022		5	\$100	
Locally Mounted	50%			2029	**	5	\$100	

Ground

Grounding Devices

Generic	100%	Now	\$10,300	LIFE	**	5	\$300	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Water Meter Room

Explanation : Unconnected Ckt Ground

Lighting

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

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NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2019	\$9,600	10	\$800	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	90%			2029	**	10	\$14,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	5%			2024	\$9,600	10	\$800	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Staff Room</i>						
Egress Lighting								
Emergency, Battery	50%			2024	\$12,900	10	\$2,100	
Exit, LED	40%			2039	**	1		
Exit, Service	10%			2024	\$300	1		
Exterior Lighting								
Incandescent	100%			2019	\$61,500	2		
Alarm								
Security System								
No Component	70%							
Generic	30%			2019	\$17,400	1	\$2,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$8,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$900	
Terminal Devices								
Convactor/Radiator	100%	Now	\$9,100	2022	\$181,400	1	\$5,100	
		<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Various Areas</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2019	\$19,500	1	\$2,500	
	<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
Exterior Pkg Unit - Cooling	70%			2024	\$62,000	2	\$800	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Roof</i>							
Distribution								
Chilled Wtr Pipe/Pump	30%	Now	\$1,400	2024	\$28,200	4	\$300	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
No Component	70%							
Terminal Devices								
Direct Expansion	30%			2019	\$17,900	1		
No Component	70%							
Heat Rejection								
Air Condenser Unit	30%	0-2	\$11,500	2034	**	2	\$3,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : On Extended Life</i>							
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
Exhaust Fans								
Roof	20%			2024	\$3,100	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2019	\$4,500	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
 GEORGE BRUCE BRANCH LIBRARY
 Asset # : 13334**

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

Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			* *	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, G, 1, 1mez, 2, 2mez</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : GRAND CONCOURSE BRANCH LIBRARY
Address : 155 EAST 173RD ST. @SELWYN AVE.
Borough : BRONX **Agency's Number** : G02
Program / Asset # : NPL0G02.000 / 13335 **Yr Built/Renovated** : 1959 / 2003
Area Sq Ft : 18,670 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2824 **Lot** : 34 **BIN** : 2007870

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$113,200	\$96,800
Interior Architecture		\$45,800
Electrical		\$55,600
Mechanical		\$85,400
Total	\$113,200	\$283,500
Importance Code A	\$113,200	\$96,800
Importance Code B		\$186,700
Total	\$113,200	\$283,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$42,900			
Interior Architecture	\$68,200		\$7,300	\$500
Electrical	\$11,400	\$400	\$400	\$400
Mechanical	\$11,000	\$2,400	\$3,600	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,500	\$6,800	\$15,300	\$6,400
Importance Code A	\$43,900	\$900	\$900	\$900
Importance Code B	\$72,700	\$5,900	\$14,400	\$5,400
Importance Code C	\$20,900			
Total	\$137,500	\$6,800	\$15,300	\$6,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	1%			LIFE	**	5	\$3,600	
Masonry: Brick	99%	Now	\$68,400	LIFE	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : N. W. Corner And Over Main Entrance</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$11,300	2043	**	5	\$2,400	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
<hr/>								
Parapets								
Masonry: Brick	90%	Now	\$44,800	LIFE	**	5	\$3,900	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 173rd Street Facade</i>								
Pre-Cast Concrete	10%	4+	\$800	LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$29,000	2027			\$96,800	
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
<hr/>								
Interior								

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	45%			2026	\$159,100	3	\$18,900	
Terrazzo	10%			LIFE	**	5	\$4,400	
Vinyl Tile	30%			2032	**	3	\$3,100	
Vinyl Tile 9" X 9"	15%	Now	\$4,600	2022	\$45,800	3	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Interior Walls								
Plaster	100%			LIFE	**	5-10	\$32,400	
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$31,400	2040	**	5	\$9,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Landing Opposite Main Desk</i>								
Plaster	30%			LIFE	**	5-10	\$14,400	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$500	
Raceway								
Conduit	70%			2027	\$21,700	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	20%			2026	\$3,000	5	\$100	
Molded Case Bkrs	75%			2043	**	5	\$400	
Wiring								
Braided Cloth	20%	2-4	\$5,500	2052	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2027	\$16,500	1		
Thermoplastic	20%			2047	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$900	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2022	\$55,600	10	\$5,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	65%			2032	**	10	\$11,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,300	
Exit, LED	30%			2055	**	1		
Exit, Service	20%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	60%			2037	**	1		
Interruptible Gas/Dual Fuel	40%			2047	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	60%			2027	\$13,600	1	\$5,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Unit</i>							
Hot Water Boiler	40%			2032	**	1	\$3,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$9,900	
Hot Wtr Piping/Pump	40%			2043	**	4	\$600	
Terminal Devices								
Convactor/Radiator	40%			2040	**	1	\$2,400	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2027	\$85,400	2	\$1,100	
	<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Under Construction</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,500	
Exhaust Fans								
Interior	80%			2032	**	2	\$500	
Roof	20%			2027	\$2,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2032	**	1		
Water Heater								
Electric	100%			2025	\$2,900	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$2,500	

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**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2032	* *	1	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
<hr/>								

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : HAMILTON FISH PARK BRANCH LIBRARY
Address : 415 EAST HOUSTON STREET @COLUMBIA ST.
Borough : MANHATTAN **Agency's Number** : H01
Program / Asset # : NPL0H01.000 / 13337 **Yr Built/Renovated** : 1961 / 2005
Area Sq Ft : 10,760 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 335 **Lot** : 1 **BIN** : 1004070

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$99,000
Mechanical		\$133,200
Total		\$232,200
Importance Code B		\$232,200
Total		\$232,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,800		\$1,800	
Interior Architecture	\$22,800		\$7,900	
Electrical	\$14,100	\$200	\$300	\$300
Mechanical	\$5,900	\$2,400	\$3,200	\$2,600
Total	\$64,600	\$2,600	\$13,200	\$2,900
Importance Code A	\$22,400	\$500	\$2,400	\$500
Importance Code B	\$38,100	\$2,100	\$10,900	\$2,400
Importance Code C	\$4,100			
Total	\$64,600	\$2,600	\$13,200	\$2,900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

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

Exterior

Exterior Walls

Glass Block	25%			LIFE	**	5	\$7,300	
Masonry: Brick	70%			LIFE	**	5	\$32,800	
Weathering Steel	5%	4+	\$1,600	LIFE	**	1		

Staining/Discoloring, Extent : Light, Area Affected : 15%

Location : Street Facade

Windows

Aluminum	100%			2035	**	5	\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Protective Metal Grilles

Roof

Cast in Place Concrete	5%	Now	\$200	LIFE	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Awning Over Main Entrance

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

Location : Main Entrance

Explanation : Awning Actually Pre-cast Concrete Panels

Not Accessible

95%

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

Location : Roof

Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only - No

Ladder Was Available For Access

Interior

Floors

Carpet	90%			2026	\$194,600	3	\$23,100	
Vinyl Tile	10%			2032	**	3	\$600	

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Plaster	90%	0-2	\$2,900	LIFE	**	5	\$5,600	

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

Location : At Structural Column Containing Roof Drain

Ceilings

Plaster	100%			LIFE	**	5-10	\$29,400	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$1,500	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$300	
Raceway								
Conduit	10%			2047	**	1		
Conduit	90%			2027	\$28,000	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	10%			2043	**	5		
Molded Case Bkrs	85%			2026	\$12,600	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	60%			2027	\$16,500	1		
Motor Controllers								
Locally Mounted	40%			2025	\$12,000	5		
Locally Mounted	60%			2025	\$18,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
<i>Explanation : Using T-5 Lamps</i>								
Fluorescent	30%			2032	**	10	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-5 Lamps</i>								
Fluorescent	55%			2022	\$58,700	10	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$7,200	10	\$1,300	
Exit, Service	50%			2027	\$800	1		
Exterior Lighting								
HID	100%			2022	\$40,300	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$800	

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
Conversion Equipment								
Heat Exchanger	100%			2036	**	1	\$5,300	
Distribution								
Hot Wtr Piping/Pump	10%			2035	**	4	\$100	
Steam Piping/Pump	90%			2037	**	4	\$500	
Terminal Devices								
Air Handler	90%			2027	\$51,700	1	\$6,000	
Convactor/Radiator	10%			2040	**	1	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$36,200	1	\$5,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$45,300	1	\$6,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,500	
Exhaust Fans								
Interior	100%			2032	**	2	\$300	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$2,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : HAMILTON GRANGE BRANCH LIBRARY
Address : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004
Area Sq Ft : 23,520 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$249,600	
Interior Architecture	\$138,400	
Electrical	\$25,500	\$165,800
Mechanical	\$106,300	\$261,400
Total	\$519,700	\$427,200
Importance Code A	\$249,600	\$57,300
Importance Code B	\$270,200	\$369,900
Total	\$519,700	\$427,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,500	\$10,900		
Interior Architecture	\$70,600		\$2,200	\$5,300
Electrical	\$2,300	\$27,200	\$2,800	\$2,200
Mechanical	\$30,900	\$3,800	\$7,000	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,300	\$45,800	\$15,900	\$14,600
Importance Code A	\$26,600	\$12,400	\$1,200	\$1,200
Importance Code B	\$62,000	\$33,500	\$14,800	\$13,400
Importance Code C	\$44,600			
Total	\$133,300	\$45,800	\$15,900	\$14,600



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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$74,400	LIFE	**	5	\$11,400	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
Masonry: Granite	2%			LIFE	**	5	\$300	
Masonry: Limestone	28%			LIFE	**	5	\$3,700	
Metal Panel	5%			2034	**	5-10	\$6,000	
Windows								
Wood	100%	Now	\$118,600	2049	**	5	\$19,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Parapets								
Masonry: Brick	65%	Now	\$25,500	LIFE	**	5	\$2,000	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Masonry: Limestone	20%			LIFE	**	5	\$800	
Metal Panel	5%			2044	**	5	\$600	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Slate	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	50%			2029	**	10	\$9,000	
Modified Bitumen	50%	2-4	\$56,600	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Old Apartment</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Old Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Old Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Old Apartment And First Floor</i>								
Interior								

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Air Conditioning Room In Basement</i>							
Ceramic Tile	5%			2033	**	5	\$1,800	
Vinyl Tile	50%			2029	**	3	\$6,600	
Wood	30%	Now	\$75,500	2039	**	5	\$9,900	
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 3rd Floor</i>							
Wood	5%	Now	\$62,900	2064	**	5	\$1,700	
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Old Apartment</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Old Apartment</i>							
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	60%			LIFE	**	5	\$12,900	
Masonry: Brick	5%	Now	\$15,100	LIFE	**			
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Chimney At Fourth Floor</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
Plaster	15%	Now	\$14,000	LIFE	**	5	\$1,600	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Air Conditioning Equipment Room In Basement And 4th Floor</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Air Conditioning Equipment Room In Basement, 3rd And 4th Floors</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Air Conditioning Equipment Room In Basement</i>							
Plaster	5%	Now	\$15,500	LIFE	**	5	\$500	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Olde Apartment</i>							
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Old Apartment</i>							

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2041	**	5	\$10,600	
Glass: Susp Panels	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$8,800	
Plaster	40%			LIFE	**	5	\$8,800	
Plaster	5%	Now	\$25,100	LIFE	**	5	\$1,100	

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Old Apartment

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Old Apartment

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2024	\$2,700	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Nameplate Ratings Available

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$35,000	5	\$600	
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Raceway

Conduit	30%			2024	\$10,200	1		
Conduit	70%			2044	**	1		

Panelboards

Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	35%			2023	\$8,500	5	\$200	
Molded Case Bkrs	60%			2040	**	5	\$400	

Wiring

Thermoplastic	40%			2024	\$12,000	1		
Thermoplastic	60%			2044	**	1		

Motor Controllers

Locally Mounted	100%			2022	\$49,100	5	\$200	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2029	* *	10	\$6,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2019	\$25,500	10	\$2,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	10%			2029	* *	10	\$2,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Fluorescent	50%			2029	* *	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Battery	50%			2029	* *	10	\$2,800	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
Fluorescent	100%			2024	\$81,700	10	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front And Rear Only</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Alarm								
Security System Generic	100%			2029	* *	1	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2029	* *	1-3	\$14,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Hot Water Boiler	100%			2022	\$57,300	1	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$128,000	4	\$1,700	
Terminal Devices								
Air Handler	80%			2032	**	1	\$11,600	
Convactor/Radiator	20%			2029	**	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2019	\$43,200	1	\$5,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement And 3rd Floor</i>					
Exterior Pkg Unit - Cooling	20%			2019	\$23,500	2	\$300	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Lower Roof</i>					
Exterior Pkg Unit - Cooling	30%			2032	**	2	\$400	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
Terminal Devices								
Direct Expansion	50%			2019	\$39,500	1		
No Component	50%							
Heat Rejection								
Remote Air Cond	50%	Now	\$15,200	2024	\$76,100	2	\$6,600	
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	
Exhaust Fans								
Interior	60%			2024	\$16,900	2	\$400	
Roof	40%	Now	\$2,400	2024	\$8,100	2	\$200	
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$5,900	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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**NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY**

Asset # : 4224

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$1,800	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10% Location : Drains Inside West Wall May Be Leaking</i>								
Sump Pump(s) Submersible	100%			2018	\$7,200	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Fan Room Explanation : 1 Unit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100% Location : B-3 Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	**	1-2	\$1,300	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : HARLEM BRANCH LIBRARY
Address : 9 WEST 124TH ST. @FIFTH AVE
Borough : MANHATTAN **Agency's Number** : H02
Program / Asset # : NPL0H02.000 / 13338 **Yr Built/Renovated** : 1909 / 2004
Area Sq Ft : 13,058 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1722 **Lot** : 30 **BIN** : 1053460

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$84,900	\$77,900
Electrical	\$2,600	\$48,900
Mechanical		\$47,800
Total	\$87,500	\$174,500
Importance Code A	\$84,900	\$77,900
Importance Code B	\$2,600	\$96,600
Total	\$87,500	\$174,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,400	\$5,300	\$2,400	
Interior Architecture		\$4,500	\$1,600	
Electrical	\$1,200	\$3,800	\$1,600	\$1,200
Mechanical	\$5,000	\$1,200	\$4,200	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,600	\$18,800	\$13,600	\$6,400
Importance Code A	\$10,000	\$6,000	\$3,000	\$600
Importance Code B	\$9,500	\$12,800	\$10,600	\$5,700
Importance Code C				
Total	\$19,600	\$18,800	\$13,600	\$6,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$84,900	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,600	
Masonry: Limestone	25%			LIFE	**	5	\$8,200	
Metal Panel	5%	Now	\$1,600	2044	**	5	\$4,100	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Community Room Wall</i>								
Windows								
Aluminum	100%			2040	**	5	\$4,700	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,500	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Limestone	10%	Now	\$3,700	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Security Bars	10%			2039	**			
Roof								
Asphalt Shingle	45%	Now	\$1,600	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Modified Bitumen	50%			2029	**	10	\$5,300	
Skylight, Metal/Glass	5%			2024		10	\$1,800	
Interior								
Floors								
Terrazzo	10%			LIFE	**	5	\$1,500	
Vinyl Tile	65%			2029	**	3	\$4,700	
Wood	25%			2039	**	5	\$9,000	
Interior Walls								
Plaster	100%			LIFE	**	5	\$10,500	
Ceilings								
Plaster	100%			LIFE	**	5	\$12,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	**	5		
Molded Case Bkrs	50%			2024	\$16,000	5	\$200	
<hr/>								
Raceway								
Conduit	20%			2024	\$6,200	1		
Conduit	80%			2044	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	15%			2023	\$2,200	5	\$100	
Molded Case Bkrs	80%			2040	**	5	\$300	
<hr/>								
Wiring								
Thermoplastic	80%			2044	**	1		
Thermoplastic	20%			2024	\$5,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2037	**	5	\$100	
Locally Mounted	20%			2022	\$6,000	5		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	88%			2032	**	10	\$10,500	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2029	**	10	\$600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2019	\$2,600	10	\$200	
Fluorescent	5%			2032	**	10	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,600	
Exit, Service	50%			2029	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$48,900	10		
<hr/>								
Alarm								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

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

Alarm

Security System Generic	100%			2032	**	1	\$4,900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection Generic	100%			2032	**	1-3	\$8,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source Natural Gas	100%			2034	**	1		
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Other Observation, Extent : Severe, Area Affected : 1%

Location : Electrical Room

Explanation : Hazard! Gas Meter Is Located Inside The Electrical Room

Conversion Equipment Hot Water Boiler	100%			2029	**	1	\$6,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
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Terminal Devices Convactor/Radiator	100%			2029	**	1	\$4,200	
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Air Conditioning

Energy Source Electricity	100%			2032	**	1		
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Conversion Equipment Interior Pkg Unit - Cooling	20%			2022	\$33,300	2	\$200	
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R-22 Refrigerant, Extent : Light, Area Affected : 20%

Location : Basement And Auditorium

Exterior Pkg Unit - Cooling	80%			2024	\$47,800	2	\$600	
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R-22 Refrigerant, Extent : Light, Area Affected : 80%

Location : Roof

Terminal Devices Direct Expansion	20%			2024	\$8,000	1		
No Component	80%							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Remote Air Cond	20%			2024	\$15,500	2	\$1,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
Exhaust Fans								
Roof	100%			2024	\$10,300	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%	Now	\$3,000	2024	\$3,000	2	\$200	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2024	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2034	* *	1-2	\$2,200	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

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 : 08-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 582 **Lot** : 18 **BIN** : 1009760

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$67,100	
Interior Architecture		\$201,500
Electrical	\$156,800	\$119,800
Mechanical	\$64,300	\$121,300
Total	\$288,200	\$442,700
Importance Code A	\$67,100	
Importance Code B	\$221,100	\$442,700
Total	\$288,200	\$442,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,700	\$15,100		
Interior Architecture	\$30,800		\$600	\$3,000
Electrical	\$35,700	\$15,400	\$400	\$500
Mechanical	\$26,900	\$20,900	\$3,500	\$1,700
Total	\$142,100	\$51,500	\$4,600	\$5,200
Importance Code A	\$49,600	\$16,200	\$900	\$900
Importance Code B	\$83,500	\$35,200	\$3,700	\$4,300
Importance Code C	\$9,000			
Total	\$142,100	\$51,500	\$4,600	\$5,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$17,200	
Masonry: Brick	12%	4+	\$7,700	LIFE	**	5	\$2,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Leroy Street Facade</i>								
Masonry: Granite	2%			LIFE	**	5	\$300	
Masonry: Limestone	6%			LIFE	**	5	\$1,000	
Windows								
Wood	40%	Now	\$53,700	2049	**	5	\$9,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Most Windows</i>								
Wood	50%			2032	**	5	\$24,100	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$13,400	2049	**	5	\$2,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Top Floor Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Top Floor Apartment</i>								
Parapets								
Masonry: Brick	20%	2-4	\$22,400	LIFE	**	5	\$1,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
<i>Parge/Tar Separating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Side Of Wall</i>								
Masonry: Brick	65%			LIFE	**	5	\$3,200	
Masonry: Limestone	10%			LIFE	**	5	\$600	
Metal Panel	5%	2-4	\$18,700	2054	**	5	\$500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkhead Apartment Roof</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkhead Apartment Roof</i>								
Roof								
Modified Bitumen	100%			2029	**	10	\$15,100	
Interior								
Floors								
Ceramic Tile	5%			2033	**	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	86%			2024		3	\$12,000	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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

Interior

Interior Walls

Ceramic Tile	3%			2033	**	5	\$700
Glass: Single Pane	1%			LIFE	**	5	\$200
Marble Panels	1%			LIFE	**		
Plaster	90%			LIFE	**	5	\$5,900
Plaster	5%	Now	\$8,700	LIFE	**	5	\$300

Paint Peeling, Extent : Severe, Area Affected : 100%

Location : Top Floor Apartment

Worn/Eroded, Extent : Severe, Area Affected : 100%

Location : Top Floor Apartment

Ceilings

Plaster	95%			LIFE	**	5	\$16,500
Plaster	5%	Now	\$18,100	LIFE	**	5	\$900

Paint Peeling, Extent : Severe, Area Affected : 100%

Location : Top Floor Apartment

Worn/Eroded, Extent : Severe, Area Affected : 100%

Location : Top Floor Apartment

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2024	\$1,500	5	\$500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$32,000	5	\$500
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Raceway

Conduit	70%			2034	**	1	
Conduit	30%			2024	\$9,300	1	

Panelboards

Molded Case Bkrs	40%			2023	\$5,900	5	\$200
Molded Case Bkrs	60%			2032	**	5	\$300

Wiring

Braided Cloth	30%	2-4	\$8,200	2049	**	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	70%			2034	**	1	
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Motor Controllers

Locally Mounted	100%			2022	\$29,900	5	\$100
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Ground

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$156,800	10	\$14,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	10%	2-4	\$17,400	2034	**	2		
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Third Floor</i>								
Egress Lighting								
Emergency, Battery	70%			2024	\$16,400	10	\$3,000	
Exit, Service	30%			2024	\$700	1		
Exterior Lighting								
HID	100%			2024	\$65,700	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$10,500	1	\$1,300	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$54,100	1-3	\$3,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$8,700	
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$900	
Terminal Devices								
Air Handler	20%			2024	\$18,800	1	\$2,200	
Convactor/Radiator	80%			2029	**	1	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2022	\$69,300	2	\$200	
Exterior Pkg Unit - Cooling	80%	4+	\$12,900	2019	\$64,300	2	\$700	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Condenser Coils</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,800	
Exhaust Fans								
Interior	100%			2019	\$19,200	2	\$500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2022	\$52,000	1		
Water Heater								
Gas Fired	100%			2023	\$4,000	2	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,600	LIFE	* *	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Oil Tank Room</i>								
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Missing Trap And Piping - 4th Floor Custodian Apartment</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$4,900	LIFE	* *	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Oil Tank Room</i>								
Fixtures								
Generic	100%							

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

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

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

Print Date: 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : HUNT'S POINT BRANCH LIBRARY
Address : 877 SOUTHERN BLVD. @TIFFANY ST.
Borough : BRONX **Agency's Number** : H05
Program / Asset # : NPL0H05.000 / 13341 **Yr Built/Renovated** : 1929 / 2001
Area Sq Ft : 13,715 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2722 **Lot** : 63 **BIN** : 2005755

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$61,800
Interior Architecture		\$69,200
Electrical		\$5,400
Mechanical		\$172,300
Total		\$308,700
Importance Code A		\$61,800
Importance Code B		\$246,900
Total		\$308,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$83,500			
Interior Architecture	\$42,800		\$5,600	\$1,000
Electrical	\$16,400	\$1,000	\$1,300	\$1,000
Mechanical	\$9,100	\$1,500	\$5,700	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,800	\$6,400	\$16,600	\$7,100
Importance Code A	\$84,200	\$700	\$700	\$700
Importance Code B	\$48,400	\$5,700	\$16,000	\$6,500
Importance Code C	\$23,200			
Total	\$155,800	\$6,400	\$16,600	\$7,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$46,200	
Masonry: Brick	73%			LIFE	**	5	\$61,700	
Stucco Cement	20%			2032	**	5	\$21,100	
Windows								
Aluminum	100%			2043	**	5	\$4,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$26,100	
Masonry: Limestone	5%			LIFE	**	5-10	\$2,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flashing And Coping</i>								
Roof								
Roll Roofing	100%	Now	\$3,100	2026	\$61,800	5	\$12,600	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Second Floor Children Community Room Aand Stair</i>								
Interior								
Floors								
Carpet	55%			2026	\$142,800	3	\$16,900	
Cast in Place Concrete	5%	Now	\$1,100	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Vinyl Tile	40%			2027	\$69,200	3	\$4,100	
Interior Walls								
Plaster	95%			LIFE	**	5-10	\$33,300	
Plaster	5%	Now	\$1,600	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Children Community Room And Stair</i>								
Ceilings								
AcousTile,Adhered	20%			2032	**	5	\$4,100	
Plaster	75%			LIFE	**	5-10	\$26,500	
Plaster	5%	Now	\$700	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Children Community Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$400	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2027	\$21,700	1		
Conduit	30%			2037	**	1		
Panelboards								
Molded Case Bkrs	40%			2026	\$5,900	5	\$100	
Molded Case Bkrs	40%			2035	**	5	\$100	
Molded Case Bkrs	20%			2043	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$5,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2037	**	1		
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$9,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2035	**	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	4%			2022	\$5,400	10	\$500	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	1%			2022	\$1,400	2		
Egress Lighting								
Exit, Service	100%			2035	**	1		
Exterior Lighting								
HID	20%			2027	\$10,300	10		
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2035	**	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : Cctv Surveillance Camera System</i>								

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NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%	2035	**	1-3	\$8,400
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source
Natural Gas

100%	2047	**	1
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Conversion Equipment
Hot Water Boiler

100%	2040	**	1	\$6,800
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 1 Natural Gas Fired Hot Water Boiler

Distribution

Hot Wtr Piping/Pump

100%	2035	**	4	\$1,000
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Terminal Devices

Convactor/Radiator

100%	2025	\$128,400	1	\$4,400
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Air Conditioning

Energy Source
Electricity

100%	2043	**	1
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Conversion Equipment

Exterior Pkg Unit -
Cooling

70%	2022	\$43,900	2	\$600
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Exterior Pkg Unit -
Cooling

30%	2032	**	2	\$300
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Distribution

Ductwork/Diffusers
No Component

75%	LIFE	**	2	\$16,700
25%				

Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$12,100
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Plumbing

H/C Water Piping

Brass/Copper

100%	2037	**	1
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Water Heater

Gas Fired

100%	2026	\$3,200	2	\$200
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Recent Installation, Extent : Light, Area Affected : 100%
Location : Basement

Sanitary Piping

Cast Iron

100%	LIFE	**	1
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Storm Drain Piping

Cast Iron

100%	LIFE	**	1
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**NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2032	* *	1	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Boiler Only</i>							
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : 1 Unit</i>							
<hr/>								

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : INWOOD BRANCH LIBRARY
Address : 4790 BROADWAY @ACADEMY ST.
Borough : MANHATTAN **Agency's Number** : I01
Program / Asset # : NPL0I01.000 / 13342 **Yr Built/Renovated** : 1952 / 2001
Area Sq Ft : 17,334 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2233 **Lot** : 13 **BIN** : 1064894

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$35,900	\$137,700
Mechanical	\$38,600	
Total	\$74,600	\$137,700
Importance Code A	\$74,600	\$137,700
Total	\$74,600	\$137,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$72,100	\$16,500	\$400	
Interior Architecture	\$22,800	\$3,100	\$2,600	\$900
Electrical	\$1,300	\$19,600	\$1,800	\$1,300
Mechanical	\$5,800	\$4,300	\$4,500	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,000	\$47,400	\$13,300	\$10,400
Importance Code A	\$72,100	\$17,400	\$1,300	\$900
Importance Code B	\$33,900	\$26,900	\$12,000	\$9,600
Importance Code C		\$3,100		
Total	\$106,000	\$47,400	\$13,300	\$10,400



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

NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%	2-4	\$27,400	LIFE	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	5	\$5,500	
Masonry: Limestone	3%	2-4	\$4,400	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$9,400	
Granite Panels	3%	4+	\$4,300	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	2-4	\$2,800	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	80%	2-4	\$13,800	2023	\$137,700	5	\$1,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2040	**	5	\$800	
Parapets								
Masonry: Brick	70%	Now	\$35,900	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
Masonry: Brick	20%			LIFE	**	5	\$900	
Masonry: Limestone	10%	Now	\$4,700	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	83%			2029	**	10	\$13,900	
Metal Panel	15%			2037	**	10	\$4,600	
Skylight, Metal/Glass	2%	4+	\$14,700	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2023	\$31,000	3	\$3,700	
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2033	**	5	\$1,200	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	45%			2032	**	3	\$4,100	
Vinyl Tile	30%	2-4	\$12,400	2029	**	3	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$3,200	
Operable Wall	5%			2044	**	5	\$6,200	
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$7,500	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	50%	2-4	\$9,800	2037	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2037	**	5	\$2,500	
Exposed Concrete	10%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Plaster	10%			LIFE	**	5	\$1,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$500	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$400	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	

Ground

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

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

NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	65%			2029	**	10	\$10,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 65%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2029	**	10	\$5,600	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 35%</i>						
		<i>Location : Thriughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$2,100	
Exit, LED	50%			2052	**	1		
Exterior Lighting								
HID	100%			2029	**	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	**	1	\$3,200	
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$10,700	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	2-4	\$38,600	2044	**	1	\$7,700	
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$900	
Terminal Devices								
Air Handler	60%			2029	**	1	\$6,400	
Convactor/Radiator	40%			2037	**	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Exterior Pkg Unit - Cooling	30%			2024	\$23,800	2	\$300
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
No Component	70%						
Terminal Devices							
Air Handler/Cool/Ht	70%			2029	**	1	\$7,500
No Component	30%						
Heat Rejection							
Remote Air Cond	70%			2029	**	2	\$8,500
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,700
Exhaust Fans							
Roof	20%			2024	\$2,700	2	\$100
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	40%			2050	**	1	
Galv Iron/Steel	60%			2037	**	1	
Water Heater							
Gas Fired	100%	0-2	\$4,000	2024	\$4,000	2	\$200
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Backflow Preventer							
Generic	100%			2029	**	1	\$1,100
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : B-2</i>						
	<i>Explanation : One Unit</i>						

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : JEFFERSON MARKET BRANCH LIBRARY
Address : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.
Borough : MANHATTAN **Agency's Number** : J01
Program / Asset # : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Jul-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$76,900
Interior Architecture		\$257,300
Electrical	\$69,800	\$371,400
Mechanical	\$60,600	
Total	\$130,300	\$705,500
Importance Code A		\$76,900
Importance Code B	\$130,300	\$628,600
Total	\$130,300	\$705,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,200	\$12,100		
Interior Architecture	\$113,200			\$3,500
Electrical	\$21,800	\$23,400	\$500	\$500
Mechanical	\$34,600	\$7,500	\$6,600	\$7,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$192,600	\$50,900	\$15,000	\$19,400
Importance Code A	\$15,200	\$12,200		
Importance Code B	\$124,300	\$38,800	\$15,000	\$19,400
Importance Code C	\$53,100			
Total	\$192,600	\$50,900	\$15,000	\$19,400



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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	5%			LIFE	**			
Masonry: Brick	75%			LIFE	**	5	\$39,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	15%			LIFE	**	5	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	75%			2032	**	5	\$6,200	
Aluminum	10%	Now	\$1,900	2023	\$37,200	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Aluminum	15%	2-4	\$3,200	2032	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor And Above</i>								
<i>Explanation : These Are Stained Glass Windows</i>								
Roof								
Copper/Terne	15%			2039	**	10	\$12,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Slate	85%	Now	\$10,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	40%	2-4	\$11,400	2024	\$114,300	3	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Vinyl Tile	50%	2-4	\$14,300	2024	\$142,900	3	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$3,300	
Masonry: Brick	20%	4+	\$23,500	LIFE	**			
<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	2%	4+	\$4,000	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Efflorescence, Water Penetration</i>								
Masonry: Limestone	10%			LIFE	**			
Plaster	53%	Now	\$25,600	LIFE	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Toilet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Toilet And Fire Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Storage Room, 1st Floor Reading Room And Fire Stair</i>								
Wood	5%			LIFE	**	5	\$11,100	
Ceilings								
Masonry: Infill Arch	10%	Now	\$8,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	60%			LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Auditorium, 1st Floor Reading Room And 3rd Floor Men's Staff Toilet</i>								
Plaster	25%	Now	\$26,200	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rotunda Ceiling And Walkway Above Mezzanine, Auditorium</i>								
Wood	5%			LIFE	**	5	\$14,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$35,000	5	\$500	
Raceway								
Conduit	100%			2024	\$34,000	1		

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	95%			2023	\$23,100	5	\$500	
Molded Case Bkrs	5%			2032	**	5		
Wiring								
Braided Cloth	70%	2-4	\$21,000	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Rubber	10%			2023	\$3,000	1		
Thermoplastic	20%			2024	\$6,000	1		
Motor Controllers								
Locally Mounted	100%			2022	\$49,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$202,400	10	\$17,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2019	\$22,500	2		
Egress Lighting								
Exit, Service	50%			2024	\$1,600	1		
Exit, Battery	50%			2024	\$5,200	10	\$700	
Exterior Lighting								
HID	100%			2024	\$84,800	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	**	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2019	\$69,800	1-3	\$3,800	

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

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	60%			2032	**	4	\$600	
Steam Piping/Pump	40%			2034	**	4	\$600	
Terminal Devices								
Convactor/Radiator	10%			2037	**	1	\$700	
No Component	40%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Air Handlers Are Covered Under A C Section. 2 Units Out Of 3 Are Out</i>						
No Component	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Explanation : Fan Coil Units Are Covered Under A C Section</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	2-4	\$60,600	2039	**	1	\$20,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units In Basement</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Obsolete Chillers</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$1,000	
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$28,600	2029	**	1	\$5,800	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : 2 Out of 3 In Basement Chiller Room And One In Lobby Ceiling</i>						
Fan Coil - Cool/Heat	50%			2029	**	1	\$3,400	
Heat Rejection								
Water Cooling Tower	100%			2029	**	2	\$20,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,600	
Exhaust Fans								
Roof	10%	Now	\$400	2024		2	\$100	
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
No Component	90%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		
Water Heater								
Electric	100%			2022		4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Reserved Gas Fire Unit Not Connected To Flue Pipe</i>						

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$4,900	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drainage, Especially In Kitchen</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%			2024	\$12,000	4	\$1,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2034	**	1-2	\$300	

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : KINGSBRIDGE BRANCH LIBRARY
Address : 291 WEST 231 STREET @ CORLEAR AVE
Borough : BRONX Agency's Number : N/A
Program / Asset # : NPL0018.000 / 14728 Yr Built/Renovated : 2011 /
Area Sq Ft : 12,500 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Jan-2013 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,mez
Block : 5713 Lot : 123 BIN : 2119474

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$43,700
Total		\$43,700
Importance Code B		\$43,700
Total		\$43,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$13,700	
Interior Architecture		\$700	\$500	
Electrical	\$1,200	\$1,200	\$1,500	\$1,400
Mechanical	\$1,300	\$1,100	\$4,300	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$6,400	\$6,900	\$23,900	\$6,400
Importance Code A	\$600	\$600	\$14,300	\$600
Importance Code B	\$5,800	\$6,300	\$9,600	\$5,800
Importance Code C				
Total	\$6,400	\$6,900	\$23,900	\$6,400



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NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$8,300	
Masonry: Brick	25%			LIFE	**	5	\$2,100	
Metal Panel	20%			2050	**	5-10	\$11,400	
Window Wall	35%			2050	**	5	\$10,800	
Parapets								
Masonry: Brick	30%			LIFE	**	5		
Metal Panel	20%			2050	**	5		
Metal Rail	50%			2041	**	5-10		
Roof								
IRMA/Protected Membrane	20%			2032	**	10		
		<i>Water Penetration, Extent : Light, Area Affected : 5%</i>						
		<i>Location : First Floor Near Emergency Exit At East Side</i>						
IRMA/Protected Membrane	65%			2032	**	10		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : " Green " Roof Is Covered With Planting</i>						
Sloped Glazing	15%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2025	\$16,800	3	\$2,000	
Cast in Place Concrete	35%			LIFE	**	5	\$20,400	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : First Floor At Column Junctions</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Polished Concrete</i>						
Cast in Place Concrete	40%			LIFE	**	5	\$23,300	
Ceramic Tile	5%			2037	**	5	\$1,300	
Vinyl Tile	15%			2032	**	3	\$1,500	
Interior Walls								
Cast in Place Concrete	50%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$1,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$800	
Glass: Single Pane	5%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$1,800	
Metal Panel	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$4,000	

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NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	10%			LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Near East Emergency Exit</i>								
Metal Panel	75%			LIFE	**	5	\$24,900	
Wood	10%			LIFE	**	5	\$23,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Community Room, Childrens Story Room</i>								
<i>Explanation : Suspended Wood Slat Ceiling</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2050	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			2050	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	70%			2032	**	10	\$8,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2032	**	10	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,500	
Exit, Service	50%			2032	**	1		

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NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	50%			2032	**	10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	50%			2032	**	10		
Alarm								
Security System Generic	100%			2032	**	1	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2032	**	1-3	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Furnace	100%			2032	**	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Part Of Roof Top Units</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
Exhaust Fans Roof	100%			2032	**	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2050	**	1		

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NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2023	\$1,900	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Tank</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2032	* *	4	\$1,600	
Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,600	
Backflow Preventer Generic	100%			2032	* *	1	\$800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Levels</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Chemical System No Component Generic	90%			2023	\$2,600	1-3	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002
Area Sq Ft : 138,384 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors LL,M,1,2,3
Block : 1134 **Lot** : 25 **BIN** : 1028832

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,070,100	\$1,709,400
Interior Architecture	\$381,500	\$577,700
Electrical		\$867,300
Mechanical	\$34,300	
Total	\$1,485,800	\$3,154,300
Importance Code A	\$1,070,100	\$1,709,400
Importance Code B	\$350,200	\$1,445,000
Importance Code C	\$65,600	
Total	\$1,485,800	\$3,154,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,900			
Interior Architecture	\$299,400	\$4,900	\$9,200	\$40,500
Electrical	\$7,700	\$2,600	\$1,800	\$1,800
Mechanical	\$31,100	\$28,700	\$33,700	\$23,200
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$382,800	\$56,000	\$64,400	\$85,300
Importance Code A	\$28,300	\$3,400	\$3,400	\$5,500
Importance Code B	\$298,400	\$52,600	\$61,000	\$79,800
Importance Code C	\$56,000			
Total	\$382,800	\$56,000	\$64,400	\$85,300



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

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

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Travertine	55%	0-2	\$737,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$81,100	LIFE	**	5	\$80,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bulkhead</i>								
Window Wall	35%			2047	**	5	\$325,200	
Windows								
Aluminum	100%			2043	**	5	\$3,900	
Parapets								
Masonry: Travertine	5%			LIFE	**			
Metal Panel	5%			2047	**	5	\$2,900	
Metal Rail	90%			2040	**	5-10	\$240,700	
Roof								
Modified Bitumen	82%	0-2	\$22,900	2022	\$1,144,600			
<i>Alligating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Bulkhead And Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Auditorium</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	10%	Now	\$105,200	2047	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Plaza Deck (Off Cafeteria) Leaking Into (3) Mezzanine Locations</i>								
Skylight, Metal/Glass	8%			2047	**	10	\$64,500	

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.

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%	4+	\$149,200	2026	\$746,000	3	\$88,500	
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout All Floors</i>							
Carpet	5%			2028	**	3	\$14,700	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$43,000	
Ceramic Tile	5%			2036	**	5	\$9,800	
Terrazzo	25%	0-2	\$226,400	LIFE	**	5	\$38,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Stairs</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 3rd Floor Corridor</i>							
Vinyl Tile	17%			2027	\$281,600	3	\$16,700	
Vinyl Tile 9" X 9"	8%	Now	\$17,200	2022	\$171,700	3	\$5,900	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Mezzanine Level And Third Floor Stacks</i>							
Wood	5%			2055	**	5	\$18,400	
Interior Walls								
Cast in Place Concrete	10%	Now	\$65,600	LIFE	**			
	<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Cellar Near Incoming Electrical Cables</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Gypsum Board	15%			LIFE	**	5-10	\$26,700	
Metal Panel	5%			LIFE	**	10	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
	<i>Explanation : Wood And Metal Framed Panels</i>							
Travertine Panels	15%			LIFE	**	10	\$6,300	
Plaster	45%			LIFE	**	5-10	\$40,000	
Ceilings								
AcousTileConcealSpLn	35%	Now	\$11,000	2032	**	5	\$43,000	
	<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Amsterdam Vestibule/ Lobby Area</i>							
AcousTileSusp.Lay-In	10%			2032	**	5	\$19,700	
Exposed Concrete	15%	Now	\$18,800	LIFE	**	5	\$4,600	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Cellar Hallway</i>							
Gypsum Board	5%			LIFE	**	5-10	\$33,800	
Plaster	35%	Now	\$89,500	LIFE	**	5	\$43,000	
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Storage Area Behind Projection Room</i>							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2027	\$15,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 5000 Amp Main Disconnect Switch</i>								
Fused Disc Sw	25%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	70%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two - 300 Kva 480/277hv-208/120lv</i>								
Dry Type	30%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kva 480/277hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$64,300	5	\$500	
Fused Disc Sw	10%			2053	**	5	\$100	
Molded Case Bkrs	10%			2053	**	5	\$400	
Raceway								
Conduit	20%			2053	**	1		
Conduit	80%			2027	\$65,800	1		
Panelboards								
Molded Case Bkrs	30%			2026	\$15,600	5	\$1,100	
Molded Case Bkrs	70%			2049	**	5	\$2,600	
Wiring								
Braided Cloth	5%	Now	\$4,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2053	**	1		
Thermoplastic	65%			2027	\$52,600	1		
Motor Controllers								
Locally Mounted	40%			2032	**	5	\$400	
Variable Frequency Drive	60%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	55%			2032	**	10	\$69,800	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2035	**	10	\$25,400	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2027	\$68,700	10	\$6,300	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	10%			2032	**	10	\$12,700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	10%			2032	**	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$16,700	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	100%			2027	\$517,900	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
Conversion Equipment								
Heat Exchanger	50%			2036	**	1	\$34,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lincoln Center</i>						
		<i>Explanation : Equipment Is Located Outside The Library</i>						
Pres. Reducing Valve/LP Steam	50%			2036	**	5	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lincoln Center</i>						
		<i>Explanation : Equipment Is Located Outside The Library</i>						
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$3,100	
Steam Piping/Pump	70%			2047	**	4	\$7,200	

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
District C.W.	100%			2047	**	1	
Distribution							
Chilled Wtr Pipe/Pump	100%			2047	**	4	\$10,200
Terminal Devices							
Air Handler/Cool/Ht	100%			2032	**	1	\$85,600
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$122,200
Exhaust Fans							
Interior	100%			2032	**	2	\$4,200
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2032	**	1	
HW Heat Exchanger							
HTHW/HW	100%			2047	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Lincoln Center</i>				
			<i>Explanation : Equipment Is Located Outside The Library</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)							
Compressed Air	100%			2047	**	4	\$2,500
Backflow Preventer							
Generic	100%			2032	**	1	\$8,500
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement : 3rd Floor</i>				
			<i>Explanation : 4 Units</i>				
Fire Suppression							
Standpipe							
Generic	100%			2047	**	1-5	\$69,800
Sprinkler							
No Component	40%						
Generic	60%			2047	**	1-2	\$23,300
Fire Pump							
Generic	100%			2036	**	1	\$25,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Lincoln Center</i>				
			<i>Explanation : Equipment Is Located Outside The Library</i>				

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : MID-MANHATTAN BRANCH LIBRARY
Address : 455 FIFTH AVE. @ E. 40TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 2003
Area Sq Ft : 159,880 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 22-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7
Block : 869 **Lot** : 74 **BIN** : 1017602

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$106,400	\$266,500
Interior Architecture	\$560,000	\$502,000
Electrical	\$202,900	\$2,262,400
Mechanical	\$2,505,900	\$4,260,700
Total	\$3,375,100	\$7,291,500
Importance Code A	\$143,000	\$266,500
Importance Code B	\$3,143,600	\$6,961,600
Importance Code C	\$88,500	\$63,400
Total	\$3,375,100	\$7,291,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$30,100	\$5,100
Interior Architecture	\$474,700	\$11,400		\$90,000
Electrical	\$8,700	\$6,900	\$5,700	\$6,900
Mechanical	\$44,600	\$69,700	\$91,400	\$75,700
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Total	\$566,000	\$126,000	\$165,200	\$215,600
Importance Code A	\$4,700		\$30,100	\$5,100
Importance Code B	\$561,200	\$119,000	\$135,100	\$210,500
Importance Code C		\$7,000		
Total	\$566,000	\$126,000	\$165,200	\$215,600



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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2060	**	10	\$14,000	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	25%			LIFE	**	5	\$29,800	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	60%			LIFE	**	5	\$53,700	
Granite Panels	5%			LIFE	**	5	\$4,500	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Window Wall	5%			2045	**	5	\$22,400	
Windows								
Aluminum	30%			2041	**	5	\$10,200	
Metal Clad	70%	0-2	\$61,500	2033	**	5	\$74,600	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Bulkheads, Floors 3, 4, 5, 6</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Bulkheads</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Bulkheads, Floors 3, 4, 5, 6</i>							
Parapets								
Copper/Terne	38%			2045	**	5	\$7,900	
Copper/Terne	10%			2060	**	5	\$2,100	
Masonry: Brick	50%			LIFE	**	5	\$2,100	
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Interior Face</i>							
Masonry: Limestone	2%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	95%			2030	**	10	\$44,800	
Skylight, Metal/Glass	2%			2025	\$138,200	10	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 4</i>							
Skylight, Plastic	3%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 1</i>							

Interior

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	47%	Now	\$426,800	2024	\$1,422,600	3	\$168,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$12,300	LIFE	**	5	\$52,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanical Space At Penthouse</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Space At Penthouse</i>								
<i>Explanation : Water From Mechanical Equipment Is On Floor</i>								
Ceramic Tile	5%	0-2	\$68,900	2034	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	12%			2041	**	5	\$64,600	
Marble Panels	3%			LIFE	**	5	\$5,400	
Vinyl Tile	15%			2025	\$302,400	3	\$13,500	
Vinyl Tile	5%	Now	\$100,800	2035	**	3	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor</i>								
Wood	3%	Now	\$234,600	2065	**	5	\$6,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouses</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$13,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,100	
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	38%			LIFE	**	5	\$63,400	
Masonry: Brick	10%			LIFE	**			
Plaster	10%	Now	\$88,500	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Penthouses</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Plaster	25%			LIFE	**	5	\$20,900	

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

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

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$67,100	2038	**	5	\$83,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$15,300	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	10%	0-2	\$4,800	LIFE	**	5	\$29,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$15,600	LIFE	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouses</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$36,700	2055	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated @ 4000 Amps And 2000 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%	2-4	\$77,500	2055	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Fused Disc Sw	20%			2025	\$19,400	5	\$100	
Raceway								
Conduit	20%			2035	**	1		
Conduit	80%			2025	\$89,300	1		
Panelboards								
Fused Disc Sw	5%			2024	\$3,300	5	\$200	
Molded Case Bkrs	40%			2033	**	5	\$1,700	
Molded Case Bkrs	55%			2024	\$36,700	5	\$2,300	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$44,800	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2035	**	1		
Thermoplastic	30%			2025	\$33,600	1		
Motor Controllers								
Locally Mounted	69%			2023	\$165,300	5	\$700	
Motor Control Center	30%			2023	\$17,700	5	\$1,300	
Variable Frequency Drive	1%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$1,110,400	10	\$102,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2030	**	10	\$14,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	20%			2030	**	10	\$29,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$106,800	10	\$19,300	
Exit, LED	5%			2053	**	1		
Exit, Service	45%			2025	\$10,200	1		
Exterior Lighting								
HID	100%			2025	\$598,300	10	\$500	
Alarm								
Security System								
No Component	65%							
Generic	35%			2030	**	1	\$20,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2030	**	1-3	\$40,600	

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

Heating

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Con Edison</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	**	5	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Very Old Heat Exchanger</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	40%			2024	\$318,300	4	\$3,200	
Steam Piping/Pump	60%			2025	\$663,700	4	\$4,700	
<hr/>								
Terminal Devices								
Air Handler	60%	Now	\$10,300	2020	\$512,500	1	\$53,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leaking From Drip Pan</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Convector/Radiator	25%			2023	\$374,100	1	\$12,900	
Fan Coil Unit/Heat	15%			2020	\$355,800	1	\$7,800	
<hr/>								
Air Conditioning								
Energy Source								
Utility Steam	70%			2035	**	1		
Electricity	30%			2033	**	1		
<hr/>								
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2021	\$365,600	1	\$121,100	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Split Unit	30%			2020	\$219,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	70%			2025	\$542,000	4	\$5,500	
No Component	30%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	70%			2020	\$471,100	1	\$69,200	
Fan Coil - Cooling	30%			2020	\$366,000	1	\$15,500	
<hr/>								
Heat Rejection								
Water Cooling Tower	100%			2029	**	2	\$160,900	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%			2020	\$166,400	2	\$4,700	
Roof	5%			2020	\$6,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$473,200	1		
		<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Circulating Pump</i>						
HW Heat Exchanger								
Low Temp	100%	0-2	\$49,100	2055	* *	4	\$15,800	
		<i>Corroded, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2020	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 4 Passenger Elevators</i>						
Hydraulic	10%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Freight</i>						
Escalators								
Under 20' Rise	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At Front Entrance</i>						
		<i>Explanation : 1 Unit, Floors 1 - 2</i>						
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$80,600	
Sprinkler								
Generic	100%			2025	\$1,849,800	1-2	\$44,800	

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

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 : 20-May-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$8,000	\$1,300	\$12,000	\$1,300
Electrical	\$1,700	\$1,300	\$3,500	\$1,800
Mechanical	\$3,300	\$3,100	\$6,600	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$16,800	\$9,700	\$26,100	\$11,500
Importance Code A				
Importance Code B	\$16,800	\$9,700	\$26,000	\$11,500
Importance Code C				
Total	\$16,800	\$9,700	\$26,100	\$11,500



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

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

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

**NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

Asset # : 13638

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2024	\$33,700	3	\$5,300	
Ceramic Tile	10%			2034	**	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE	**	5	\$4,000	
Sheet Vinyl/Rubber	60%			2030	**	5	\$23,900	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$12,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2038	**	5	\$13,300	
Gypsum Board	50%			LIFE	**	5	\$16,600	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$100	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5		
Molded Case Bkrs	90%			2041	**	5	\$400	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	80%			2033	**	10	\$13,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

Asset # : 13638

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$2,100	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	

Alarm

Security System								
No Component	60%							
Generic	40%			2035	**	1	\$2,700	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$11,300	

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

Heating

Energy Source								
Campus Steam	100%			2035	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam Is Supplied By Columbia University</i>						
Distribution								
Steam Piping/Pump	100%			2045	**	4	\$900	
Terminal Devices								
Air Handler	90%			2030	**	1	\$9,900	
Convactor/Radiator	10%			2038	**	1	\$600	

Air Conditioning

Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$11,000	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
Exhaust Fans								
Interior	100%			2030	**	2	\$500	

Plumbing

H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Vertical Transport

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

Asset # : 13638

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, G, 2</i>								
<i>Explanation : One Unit</i>								
Fire Suppression Standpipe Generic	100%			2045	* *	1-5	\$9,300	
Sprinkler Generic	100%			2045	* *	1-2	\$5,000	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : MORRISANIA BRANCH LIBRARY
 Address : 610 EAST 169TH ST. @FRANKLIN AVE.
 Borough : BRONX Agency's Number : M02
 Program / Asset # : NPL0M02.000 / 13347 Yr Built/Renovated : 1908 / 1997
 Area Sq Ft : 14,503 Project Type : NEW YORK PUBLIC LIBRARY
 Date of Survey : 08-Apr-2016 Landmark Status : EXTERIOR LANDMARK
 Areas Surveyed : Basement, Roof, Floors 1,2
 Block : 2615 Lot : 23 BIN : 2004303

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$37,500	\$104,300
Interior Architecture	\$75,400	
Electrical		\$125,800
Mechanical		\$65,300
Total	\$112,900	\$295,400
Importance Code A	\$37,500	\$104,300
Importance Code B		\$191,100
Importance Code C	\$75,400	
Total	\$112,900	\$295,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$37,600		\$3,100	\$12,500
Interior Architecture	\$70,100	\$3,300	\$2,700	\$1,500
Electrical	\$8,100	\$300	\$400	\$300
Mechanical	\$25,300	\$3,100	\$3,000	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,000	\$10,600	\$13,100	\$20,100
Importance Code A	\$39,000	\$1,400	\$4,500	\$13,900
Importance Code B	\$106,000	\$9,100	\$8,600	\$6,200
Importance Code C				
Total	\$145,000	\$10,600	\$13,100	\$20,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$75,000	
Masonry: Granite	2%			LIFE	**	5	\$1,200	
Masonry: Limestone	3%	Now	\$7,800	LIFE	**	5	\$900	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entrance</i>								
<hr/>								
Windows								
Aluminum	100%			2035	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
<hr/>								
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$31,800	
Masonry: Limestone	5%	0-2	\$2,100	LIFE	**	5	\$300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone</i>								
<hr/>								
Roof								
Roll Roofing	100%			2026	\$66,800	5	\$24,900	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Slated For Replacement In 2017</i>								
<hr/>								
Interior								
Floors								
Carpet	10%	Now	\$30,000	2029	**	3	\$3,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Staff area</i>								
Carpet	30%			2028	**	3	\$9,800	
Cast in Place Concrete	20%			LIFE	**	5	\$19,000	
Marble Panels	10%			LIFE	**	5	\$3,300	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	15%	Now	\$12,000	2027	\$30,000	3	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Wood	10%	2-4	\$7,800	2042	**	5	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st And 2nd Floors</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Masonry: Brick	10%	0-2	\$39,200	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Street Facade Wall - Basement</i>								
Plaster	90%	Now	\$36,300	LIFE	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement At Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTile,Adhered	40%			2032	**	5	\$8,700	
AcousTileSusp.Lay-In	25%			2040	**	5	\$5,400	
Plaster	35%			LIFE	**	5-10	\$13,100	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,600	5	\$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$35,000	5	\$400	
<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : No Rating Available</i>								
Raceway								
Conduit	30%			2047	**	1		
Conduit	70%			2027	\$23,800	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$400	
Wiring								
Braided Cloth	10%	2-4	\$3,000	2052	**	1		
<i>Insulation Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2047	**	1		
Thermoplastic	20%			2027	\$6,000	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$31,500	10	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T12 Lamps</i>							
Fluorescent	75%			2035	**	10	\$10,000	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2035	**	10	\$700	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	50%			2022	\$10,600	10	\$1,800	
Exit, Service	50%			2022	\$1,100	1		
Exterior Lighting								
HID	100%			2022	\$59,300	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,800	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$14,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : Hot Water Coil In Steam Boiler</i>							
Steam Piping/Pump	70%			2047	**	4	\$800	
Terminal Devices								
Convactor/Radiator	90%			2032	**	1	\$4,200	
Fan Coil Unit/Heat	10%			2027	\$23,500	1	\$500	
Air Conditioning								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%	Now	\$19,600	2027	\$65,300	2	\$600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	10%			2022	\$3,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$10,200	
No Component	20%							
Exhaust Fans								
Roof	10%			2027	\$1,200	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galv Iron/Steel	80%			2040	**	1		
Water Heater								
Gas Fired	100%			2026	\$3,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2027	\$12,000	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : MOSHOLU BRANCH LIBRARY
Address : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.
Borough : BRONX **Agency's Number** : M03
Program / Asset # : NPL0M03.000 / 13348 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 10,285 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3341 **Lot** : 76 **BIN** : 2018123

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$119,900	
Interior Architecture		\$32,400
Total	\$119,900	\$32,400
Importance Code A	\$119,900	
Importance Code B		\$32,400
Total	\$119,900	\$32,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,700			
Interior Architecture	\$18,500		\$1,800	\$900
Electrical	\$22,200	\$100	\$100	\$200
Mechanical	\$4,600	\$2,600	\$2,000	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,900	\$6,700	\$7,800	\$6,500
Importance Code A	\$12,200	\$500	\$500	\$500
Importance Code B	\$38,400	\$6,100	\$6,800	\$6,000
Importance Code C	\$10,400		\$500	
Total	\$60,900	\$6,700	\$7,800	\$6,500



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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$4,500	LIFE	**	5	\$4,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Soffit - Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Soffit - Street Facade</i>								
Masonry: Brick	50%			LIFE	**	5	\$8,000	
Masonry: Fieldstone	40%			LIFE	**	5	\$4,800	
Windows								
Aluminum	95%	Now	\$37,900	2035	**	5	\$2,300	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Awning Windows Required For Air Circulation</i>								
Glass Block	5%			LIFE	**	5	\$300	
Parapets								
Metal: Cage/Fence	10%	2-4	\$700	2032	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Roof								
Built-Up (BUR)	90%	Now	\$82,000	2037	**			1
<i>Alligating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris on Roof, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Roof Drains</i>								
Metal Panel	10%			2032	**	10	\$3,700	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$800	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	25%	4+	\$6,500	2027	\$32,400	3	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staff Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	65%			2035	**	3	\$3,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor And Basement</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,000	
Marble Panels	8%			LIFE	**	10	\$700	
Plaster	87%			LIFE	**	5-10	\$15,000	
Ceilings								
AcousTileSusp.Lay-In	90%			2032	**	5	\$8,900	
Plaster	10%			LIFE	**	5-10	\$1,700	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$300	
Raceway								
Conduit	90%			2027	\$28,000	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	40%			2049	**	5	\$100	
Molded Case Bkrs	55%			2026	\$8,100	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$22,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, LED	40%			2062	**	1		
Exit, Service	10%			2027	\$100	1		
Exit, Battery	50%			2035	**	10	\$300	

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

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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

Lighting

Exterior Lighting HID	100%			2032	**	10		
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Alarm

Security System No Component	80%							
Generic	20%			2037	**	1	\$800	

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

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$5,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$800	
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Terminal Devices Air Handler	20%			2027	\$11,000	1	\$1,300	
Convector/Radiator	80%			2040	**	1	\$2,700	

Air Conditioning

Energy Source Electricity	100%			2043	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	20%			2027	\$6,900	1	\$1,000	
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Exterior Pkg Unit - Cooling	70%			2022	\$32,900	2	\$400	
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R-22 Refrigerant, Extent : Moderate, Area Affected : 100%

Location : Roof

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

Location : Roof

Explanation : 2 Units

Window/Wall Unit	10%			2022	\$2,100	1		
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Terminal Devices Air Handler/Cool/Ht No Component	20%			2027	\$8,700	1	\$1,300	
	80%							

Heat Rejection Remote Air Cond	20%			2027	\$12,200	2	\$1,400	
No Component	80%							

Ventilation

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,100	
Exhaust Fans								
Interior	20%			2027	\$2,300	2	\$100	
Roof	80%			2027	\$6,500	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2047	* *	1		
Galv Iron/Steel	60%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	\$2,400	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2027	\$11,000	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : MOTT HAVEN BRANCH LIBRARY
Address : 321 EAST 140TH ST. @ALEXANDER AVE.
Borough : BRONX **Agency's Number** : M04
Program / Asset # : NPL0M04.000 / 13349 **Yr Built/Renovated** : 1905 / 2003
Area Sq Ft : 16,020 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Apr-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2315 **Lot** : 18 **BIN** : 2000744

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$206,400	
Electrical		\$173,800
Mechanical	\$172,800	\$303,400
Total	\$379,200	\$477,200
Importance Code A	\$206,400	
Importance Code B	\$172,800	\$477,200
Total	\$379,200	\$477,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$121,000			
Interior Architecture	\$78,200		\$6,900	
Electrical	\$1,500	\$1,300	\$1,700	\$1,300
Mechanical	\$33,200	\$3,800	\$2,400	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$237,800	\$9,000	\$14,900	\$8,600
Importance Code A	\$121,800	\$800	\$800	\$800
Importance Code B	\$68,900	\$8,200	\$13,100	\$7,800
Importance Code C	\$47,100		\$1,000	
Total	\$237,800	\$9,000	\$14,900	\$8,600



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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$61,000	
Masonry: Brick	66%			LIFE	**	5	\$51,500	
Masonry: Granite	2%			LIFE	**	5	\$1,200	
Masonry: Limestone	10%	Now	\$25,600	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Over Entry, Window Sills, Spandrel</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Spandrels</i>								
Metal Panel	2%			2053	**	5-10	\$5,400	
Stucco Cement	10%	0-2	\$12,200	2040	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Windows								
Wood	100%	Now	\$206,400	2052	**	5	\$25,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Windows</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Face</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Transoms</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5-10	\$16,200	
Masonry: Brick	60%			LIFE	**	5-10	\$9,300	
Masonry: Limestone	5%			LIFE	**	5-10	\$1,400	
Metal Panel	10%			2047	**	5	\$900	
Roof								
Modified Bitumen	5%	Now	\$3,800	2037	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stepped Down Roof Above Annex</i>								
Modified Bitumen	95%			2032	**	10	\$11,500	
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.

** 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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%			2026	\$66,300	3	\$7,200	
Cast in Place Concrete	5%			LIFE	**	5	\$5,200	
Ceramic Tile	5%			2030	**	5	\$1,200	
Vinyl Tile	70%			2035	**	3	\$6,300	
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Gypsum Board	15%			LIFE	**	5-10	\$10,600	
Masonry: Brick	10%	Now	\$17,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Walls - Basement</i>								
Plaster	5%	Now	\$900	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair - Due To Plumbing Leak</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair - Due To Plumbing Leak</i>								
Plaster	55%			LIFE	**	5-10	\$19,500	
Wood	5%			LIFE	**	5	\$16,700	
Ceilings								
AcousTileConcealSpLn	5%			2040	**	5	\$1,500	
Exposed Concrete	5%			LIFE	**	5-10	\$1,500	
Glass: Susp Panels	5%			LIFE	**	10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair - 3rd Floor Landing</i>								
<i>Explanation : Decorative Glass</i>								
Gypsum Board	15%			LIFE	**	5-10	\$12,400	
Plaster	70%			LIFE	**	5-10	\$28,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$400	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	20%			2043	**	5	\$100	
Molded Case Bkrs	70%			2035	**	5	\$300	
Wiring								
Thermoplastic	80%			2047	**	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	65%			2027	\$113,000	10	\$9,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	35%			2027	\$60,800	10	\$5,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Office</i>								
Egress Lighting								
Emergency, Battery	40%			2032	**	10	\$1,500	
Exit, LED	20%			2055	**	1		
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : Cctv Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	* *	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation :</i>								
<i>The Oil Tank Appears To Be Abandoned In Place.</i>								
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2040	* *	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gas Fired Hot Water Boiler.</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$1,200	
<hr/>								
Terminal Devices								
Convactor/Radiator	50%			2032	* *	1	\$2,600	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Third Floor Mechanical Equipment Room</i>								
<i>Explanation : Air Handling Equipment Is Used For Heating Cooling And Ventilation</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
<hr/>								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%	0-2	\$172,800	2032	* *	2	\$400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor Mechanical Equipment Room</i>								
<i>Explanation : Degraded Refrigeration System</i>								
Int Pkg Unit - Heating/Cooling	50%			2025	\$172,800	2	\$500	
<hr/>								
Terminal Devices								
Direct Expansion	50%			2027	\$26,900	1		
Direct Expansion	50%	0-2	\$26,900	2037	* *	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor Mechanical Equipment Room</i>								
<i>Explanation : Defective Temperature Control System</i>								
<hr/>								
Heat Rejection								
Remote Air Cond	100%			2027	\$103,700	2	\$11,200	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	10%			2027	\$1,400	2	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof Near Boiler Chimney Stack</i>							
	<i>Explanation : Equipment Serves Toilet Rooms</i>							
No Component	90%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Third Floor Mechanical Equipment Room</i>							
	<i>Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling And Ventilation Needs</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2025	\$4,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To The Third Floor</i>							
	<i>Explanation : 1 Unit</i>							

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

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

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

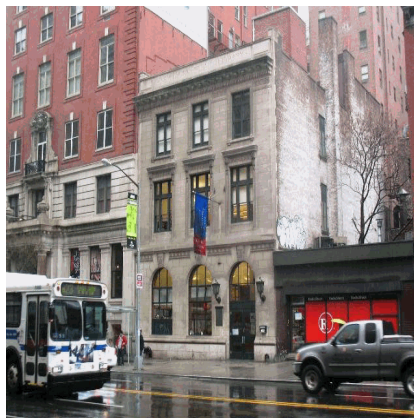
Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : MUHLENBERG BRANCH LIBRARY
Address : 209 WEST 23RD ST. @SEVENTH AVE.
Borough : MANHATTAN **Agency's Number** : M05
Program / Asset # : NPL0M05.000 / 13350 **Yr Built/Renovated** : 1906 / 2011
Area Sq Ft : 13,729 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 773 **Lot** : 38 **BIN** : 1014150

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$102,400
Total		\$102,400
Importance Code B		\$102,400
Total		\$102,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$91,400	\$200		
Interior Architecture	\$36,800		\$7,200	\$300
Electrical	\$400	\$12,900	\$500	\$400
Mechanical	\$1,900	\$2,900	\$3,300	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,300	\$19,900	\$14,900	\$7,600
Importance Code A	\$92,000	\$900	\$700	\$700
Importance Code B	\$25,800	\$19,000	\$14,300	\$6,900
Importance Code C	\$16,500			
Total	\$134,300	\$19,900	\$14,900	\$7,600



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

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2074	**	10	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$5,800	
Masonry: Brick	10%	Now	\$10,300	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Granite	5%			LIFE	**	5	\$400	
Masonry: Limestone	25%	2-4	\$34,500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	60%	2-4	\$27,200	2040	**	5	\$15,000	2
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	25%			2032	**	5	\$10,000	
Wood	15%	Now	\$18,200	2049	**	5	\$3,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacant Custodians Apartment</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacant Custodians Apartment</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Vacant Custodians Apartment</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$400	
Masonry: Limestone	30%	2-4	\$1,100	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2029	**	5-10	\$300	
Stucco Cement	5%			2029	**	5	\$100	
Roof								
Modified Bitumen	100%			2034	**	10	\$8,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	70%			2026	\$198,900	3	\$21,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	7%			LIFE	**	5	\$3,100	
Ceramic Tile	3%	2-4	\$600	2033	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	10%	2-4	\$8,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	2-4	\$1,900	2024	\$18,900	3	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Gypsum Board	15%	2-4	\$1,200	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$5,300	
Plaster	25%	Now	\$15,300	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Vacant Custodians Apartment</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Vacant Custodians Apartment</i>								
Wood	5%			LIFE	**	5	\$7,000	
Ceilings								
AcousTileSusp.Lay-In	5%	2-4	\$900	2029	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%			2037	**	5	\$3,100	
Plaster	70%			LIFE	**	5	\$9,000	
Plaster	10%	Now	\$8,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vacant Custodians Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacant Custodians Apartment</i>								

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

Under 600 Volts

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated At 800 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	2%			2040	**	5		
Molded Case Bkrs	98%			2040	**	5	\$400	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2029	**	10	\$12,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2024		2	\$1,500	
Egress Lighting								
Exit, Service	50%			2024		1	\$1,100	
Exit, Battery	50%			2024		10	\$3,400	\$500
Exterior Lighting								
HID	100%			2024		10	\$56,200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2024		1	\$9,000	\$1,000
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024		1-3	\$46,200	\$2,600

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

Heating

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$700	
Terminal Devices								
Air Handler	60%			2029	**	1	\$5,100	
Convactor/Radiator	40%			2029	**	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	**	1	\$3,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Basement</i>						
Exterior Pkg Unit - Cooling	30%			2024	\$20,600	2	\$300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
No Component	10%							
Terminal Devices								
Direct Expansion	60%			2029	**	1		
No Component	40%							
Heat Rejection								
Air Condenser Unit	60%			2029	**	2	\$5,700	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700	
Exhaust Fans								
Interior	50%			2029	**	2	\$200	
Roof	50%			2024	\$5,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$3,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
 MUHLENBERG BRANCH LIBRARY
 Asset # : 13350**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2029	* *	1	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Only</i>						
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
<hr/>								

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : NEW DORP BRANCH LIBRARY
 Address : 309 NEW DORP LANE @ CLAWSON ST.
 Borough : STATEN ISLAND Agency's Number : N01
 Program / Asset # : NPL0N01.000 / 13351 Yr Built/Renovated : 1971 / 2000
 Area Sq Ft : 12,000 Project Type : NEW YORK PUBLIC LIBRARY
 Date of Survey : 21-Mar-2016 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : 3643 Lot : 5 BIN : 5052750

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$194,300	
Total	\$194,300	
Importance Code A	\$194,300	
Total	\$194,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,800			
Interior Architecture	\$11,300		\$13,000	
Electrical	\$600	\$200	\$300	\$200
Mechanical	\$4,700	\$700	\$1,700	\$700
Total	\$42,300	\$900	\$15,100	\$900
Importance Code A	\$26,300	\$600	\$600	\$600
Importance Code B	\$10,500	\$300	\$14,500	\$300
Importance Code C	\$5,500			
Total	\$42,300	\$900	\$15,100	\$900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	40%			LIFE	**	5	\$12,900	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$15,100	
Metal Panel	15%	4+	\$300	2047	**	5	\$4,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Addition - Above Main Entrance</i>								
Slate Panels	15%			LIFE	**	5	\$3,600	
Weathering Steel	5%	4+	\$1,100	LIFE	**	1		
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Windows								
Aluminum	100%	Now	\$4,600	2043	**	5	\$600	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Casement Windows</i>								
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$4,600	
Metal Panel	15%			2037	**	5	\$1,100	
No Component	50%							
Roof								
Modified Bitumen	100%	Now	\$194,300	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Drains And Roof Penetrations</i>								
Interior								
Floors								
Cast in Place Concrete	3%	4+	\$300	LIFE	**	5	\$1,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Througout Mechanical Rooms</i>								
Granite Panels	7%			LIFE	**	5	\$1,800	
Vinyl Tile	65%			2032	**	3	\$4,300	
Wood	25%			2055	**	5	\$8,200	
Interior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$5,000	
Glass Block	10%			LIFE	**	10	\$400	
Gypsum Board	15%			LIFE	**	5-10	\$2,600	
Plaster	15%			LIFE	**	5-10	\$1,300	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2040	**	5	\$14,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,800	
Gypsum Board	5%			LIFE	**	5-10	\$3,000	
Plaster	5%			LIFE	**	5-10	\$1,500	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$300	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								

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NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

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

Alarm

Security System

No Component

80%

Generic

20%

2037

* *

1

\$900

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$1,500

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

Heating

Energy Source

Electricity

5%

2047

* *

1

Natural Gas

95%

2047

* *

1

Conversion Equipment

Furnace

95%

2027

\$13,800

1

\$5,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : 3 Units*

Radiant Heater

5%

2027

\$2,600

2

\$300

Terminal Devices

Convactor/Radiator

5%

2032

* *

1

\$200

No Component

95%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2032

* *

2

\$700

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,600

Exhaust Fans

Roof

100%

2032

* *

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

100%

2047

* *

1

Water Heater

Gas Fired

100%

2025

\$2,800

2

\$200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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**NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351**

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : NPL0S08.000 / 14502 **Yr Built/Renovated** : 1970 / 2010
Area Sq Ft : 148,207 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 275 **Lot** : 7501 **BIN** : 4003522

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$333,900	\$105,100
Interior Architecture	\$680,700	\$346,200
Electrical		\$135,900
Mechanical	\$36,700	\$36,700
Total	\$1,051,300	\$624,000
Importance Code A	\$333,900	\$105,100
Importance Code B	\$640,600	\$477,000
Importance Code C	\$76,900	\$41,900
Total	\$1,051,300	\$624,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,300	\$8,100		
Interior Architecture	\$28,000	\$33,300	\$2,800	
Electrical	\$27,500	\$30,700	\$24,700	\$21,900
Mechanical	\$63,600	\$54,100	\$38,000	\$55,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$151,200	\$134,100	\$73,400	\$84,900
Importance Code A	\$31,900	\$15,400	\$7,300	\$7,300
Importance Code B	\$91,400	\$118,700	\$66,100	\$77,600
Importance Code C	\$28,000			
Total	\$151,200	\$134,100	\$73,400	\$84,900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	12%			LIFE	**	5	\$90,100	
Masonry: Brick Cavity	80%	2-4	\$223,100	LIFE	**	5	\$60,000	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades, Loading Dock</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock At Lintel</i>								
Masonry: Marble	1%			LIFE	**	5	\$1,100	
Metal Sect. OHD	5%			2044	**	5	\$11,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,800	
Windows								
Aluminum	100%			2049	**	5	\$4,400	
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Concrete Masonry Unit	5%			LIFE	**	5-10	\$2,200	
Masonry: Brick Cavity	73%	4+	\$5,400	LIFE	**	5	\$5,900	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5	\$1,600	
Metal Rail	2%			2032	**	5-10	\$2,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,100	
Roof								
Cast in Place Concrete	97%	Now	\$65,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Roof Penetrations Above 3rd Floor Labs</i>								
Roll Roofing	3%			2023		5	\$5,000	
Interior								

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%			2028	**	3	\$99,800	
Cast in Place Concrete	25%			LIFE	**	5	\$242,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Sheet Vinyl/Rubber	35%			2035	**	5	\$116,500	
Vinyl Tile	10%			2035	**	3	\$8,300	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$55,900	
Gypsum Board	50%			LIFE	**	5-10	\$118,800	
Ceilings								
AcousTileConcealSpLn	40%			2044	**	5	\$110,900	
Exposed Concrete	35%	Now	\$247,500	LIFE	**	5	\$12,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Trench Drain From Ramp Above</i>								
Gypsum Board	25%			LIFE	**	5-10	\$190,600	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$600	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	90%			2049	**	5	\$3,500	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	5%			2044	**	5	\$100	
Variable Frequency Drive	95%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$45,600	

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2040	**	1	\$57,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated @ 335kw</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$5,500	
<hr/>								
Fuel Storage								
Day Tank	50%			2049	**	5	\$13,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room/ Roof</i>						
		<i>Explanation : 150 Gallons Rated Capacity</i>						
<hr/>								
Main Tank	50%			2062	**	5	\$2,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1250 Gallons Rated Capacity</i>						
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$101,900	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
Fluorescent	25%			2035	**	10	\$34,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2062	**	1		
<hr/>								
Exterior Lighting								
HID	10%			2035	**	10		
LED	10%			2035	**			
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$33,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Storage Areas And Outside</i>						
		<i>Explanation : Cctv Surveillance Camera System</i>						
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$91,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>						

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	50%			2035	**	1	\$36,600	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Roof Top Package Units</i>						
Hot Water Boiler	50%			2044	**	1	\$36,600	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 3rd Floor Mechanical Room</i>						
		<i>Explanation : 4 Units</i>						
Distribution								
Hot Wtr Piping/Pump	50%			2049	**	4	\$3,700	
No Component	50%							
Terminal Devices								
Air Handler	70%			2035	**	1	\$64,200	
Convactor/Radiator	10%			2040	**	1	\$4,800	
Fan Coil Unit/Heat	20%			2035	**	1	\$9,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2031	**	2	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 2nd Floor Mechanical Rooms</i>						
		<i>Explanation : 2 Units. R-410a.</i>						
Int Pkg Unit - Heating/Cooling	50%			2028	**	2	\$4,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 8 Units. 1st Floor And Basement</i>						
Ext Pkg Unit - Heating/Cooling	30%			2035	**	2	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Package Units. R-407c.</i>						
Heat Rejection								
Air Condenser Unit	30%			2035	**	2	\$31,000	
Water Cooling Tower	70%			2031	**	2	\$104,400	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Dehumidifier								
No Component	60%							
Generic	40%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$130,900	
Exhaust Fans								
Interior	50%			2035	**	2	\$2,300	
Roof	50%			2035	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%	Now	\$10,200	2022	\$34,200	2	\$1,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Leaking Constantly With Multi-defects.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2032	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2035	**	1	\$9,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B- Loading Dock, (1) B-3, (1) B- Roof</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$74,700	
Sprinkler								
Generic	100%			2053	**	1-2	\$41,500	

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : PARKCHESTER BRANCH LIBRARY
Address : 1985 WESTCHESTER AVE. @PUGSLEY AVE.
Borough : BRONX **Agency's Number** : P01
Program / Asset # : NPL0P01.000 / 13356 **Yr Built/Renovated** : 1985 / 2004
Area Sq Ft : 14,744 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3930 **Lot** : 59 **BIN** : 2028890

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$92,300
Total		\$92,300
Importance Code A		\$92,300
Total		\$92,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,100			
Interior Architecture	\$14,800		\$6,600	
Electrical	\$700	\$300	\$300	\$300
Mechanical	\$6,500	\$1,500	\$2,800	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$54,000	\$5,700	\$13,800	\$6,100
Importance Code A	\$28,800	\$700	\$700	\$700
Importance Code B	\$14,400	\$5,000	\$12,600	\$5,300
Importance Code C	\$10,900		\$400	
Total	\$54,000	\$5,700	\$13,800	\$6,100



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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

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

Exterior

Exterior Walls

Concrete Masonry Unit	40%			LIFE	**	5	\$5,700	
Masonry: Brick Cavity	60%			LIFE	**	5	\$13,600	

Windows

Aluminum	85%			2043	**	5	\$2,100	
Metal Louvers	15%			2036	**	10	\$2,300	

Parapets

Concrete Masonry Unit	18%			LIFE	**	5-10	\$3,600	
Masonry: Brick Cavity	25%			LIFE	**	5-10	\$6,200	
Metal Rail	10%			2032	**	5-10	\$6,600	
Metal: Cage/Fence	2%			2032	**	5-10	\$600	
Stucco Cement	5%			2032	**	5	\$500	
No Component	40%							

Roof

Built-Up (BUR)	100%	Now	\$9,200	2027		\$92,300		
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Ponding, Extent : Moderate, Area Affected : 25%

Location : At Roof Drains

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

Location : At Elevator Bulkhead And Lower Roof

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2030	**	5	\$500	
Vinyl Tile	85%			2032	**	3	\$3,300	

Interior Walls

Ceramic Tile	5%			2030	**	5	\$800	
Concrete Masonry Unit	55%			LIFE	**	5	\$7,200	
Gypsum Board	40%			LIFE	**	5-10	\$11,200	

Ceilings

AcousTileSusp.Lay-In	90%			2040	**	5	\$9,800	
AcousTileSusp.Lay-In	10%	Now	\$1,700	2032	**	5	\$500	

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

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

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

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$400	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5		
Variable Frequency Drive	70%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$10,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2035	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	15%			2035	**	10	\$2,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$700	
Terminal Devices								
Air Handler	50%			2032	**	1	\$4,600	
Convactor/Radiator	50%			2040	**	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2028	**	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Interior	60%			2032	**	2	\$300	
Roof	40%			2032	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2053	**	1		
Galv Iron/Steel	30%			2044	**	1		
Water Heater								
Gas Fired	100%			2025		2	\$3,400	\$200
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : RICHMONDTOWN BRANCH LIBRARY
Address : 200 CLARKE AVE. @ AMBER ST.
Borough : STATEN ISLAND **Agency's Number** : R03
Program / Asset # : NPL0R03.000 / 13387 **Yr Built/Renovated** : 1972 / 1996
Area Sq Ft : 14,447 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4470 **Lot** : 1 **BIN** : 5060744

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$286,700	
Interior Architecture	\$91,300	\$91,300
Electrical		\$37,800
Mechanical		\$56,600
Total	\$378,000	\$185,800
Importance Code A	\$286,700	
Importance Code B	\$91,300	\$185,800
Total	\$378,000	\$185,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,400			
Interior Architecture	\$17,800		\$12,600	\$1,200
Electrical	\$2,300	\$200	\$200	\$300
Mechanical	\$6,100	\$1,200	\$2,500	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,600	\$5,400	\$19,300	\$6,700
Importance Code A	\$3,100	\$800	\$600	\$800
Importance Code B	\$12,700	\$4,600	\$18,600	\$5,500
Importance Code C	\$16,800			\$400
Total	\$32,600	\$5,400	\$19,300	\$6,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$39,200	LIFE	**	5	\$26,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Window At Northwest Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	60%			2043	**	5	\$3,200	
Steel	15%	Now	\$41,600	2052	**	5	\$5,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
Wood	25%	Now	\$37,300	2052	**	5	\$6,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<hr/>								
Parapets								
Masonry: Brick	15%			LIFE	**	5-10	\$600	
Masonry: Limestone	5%	Now	\$300	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At North And South Sections Of Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At North And South Parapets</i>								
No Component	80%							

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal, Corrugated	50%	Now	\$74,300	2047	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout - High Wing</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : High Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Second Floor</i>								
Modified Bitumen	48%	Now	\$94,200	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North East Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above North East Corner Entrance And Roof Penetrations</i>								
Skylight, Plastic	2%			2044	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
Interior								
Floors								
Carpet	67%			2026	\$173,200	3	\$20,500	
Cast in Place Concrete	5%	4+	\$1,100	LIFE	**	5	\$2,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$1,000	
Ceramic Tile	3%			2036	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Staff Bathrooms</i>								
Vinyl Tile	20%			2032	**	3	\$1,500	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Staff Bathrooms</i>								
Concrete Masonry Unit	47%			LIFE	**	5	\$9,200	
Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Gypsum Board	40%			LIFE	**	5-10	\$16,700	
Masonry: Brick	2%			LIFE	**	10	\$100	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$600	

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2040	**	5	\$10,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor And Staff Area</i>								
Wood	50%			LIFE	**	5	\$182,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Community Room</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400amps, One 300amps, And Two 200amps Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	70%			2027	\$21,700	1		
Conduit	30%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	7%			2026	\$1,000	5		
Fused Disc Sw	3%			2043	**	5		
Molded Case Bkrs	60%			2026	\$8,900	5	\$200	
Molded Case Bkrs	30%			2043	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	70%			2027	\$19,200	1		
Thermoplastic	30%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$200	
Generic	50%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$12,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2022	\$9,700	10	\$1,700	
Exit, Service	50%			2022	\$1,000	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
Fluorescent	30%			2032	**	10	\$400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front And Back Of The Building</i>						
HID	70%			2022	\$37,800	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$29,700	1-3	\$1,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	40%			2047	**	1		
Natural Gas	60%			2047	**	1		
Conversion Equipment								
Furnace	40%			2032	**	1	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Exterior Units. 4 Units</i>						
Hot Water Boiler	50%			2040	**	1	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Gas Fired, 1 Unit</i>						
Radiant Heater	10%			2027	\$6,300	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Electric Baseboard Radiators</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2043	**	4	\$200	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2040	**	1	\$900	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2028	**	2	\$200	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Reciprocating Compr/Chiller	20%			2032	**	1	\$1,300	
Ext Pkg Unit - Heating/Cooling	60%			2027	\$56,600	2	\$500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Remote Air Cond	20%			2032	**	2	\$2,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,800	
Exhaust Fans								
Interior	10%			2032	**	2		
Roof	90%			2032	**	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$3,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1,2</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$200	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Address : 515 MALCOLM X BOULEVARD @ W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 40,150 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 29-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PEN
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$221,500	\$91,000
Interior Architecture	\$45,500	\$95,700
Electrical		\$278,900
Mechanical		\$39,400
Total	\$267,100	\$505,000
Importance Code A	\$221,500	\$91,000
Importance Code B	\$45,500	\$414,000
Total	\$267,100	\$505,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$54,600		\$3,900	
Interior Architecture	\$84,800		\$9,900	\$3,600
Electrical	\$27,300	\$800	\$1,400	\$1,100
Mechanical	\$32,400	\$15,100	\$29,500	\$12,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$209,100	\$25,700	\$54,600	\$27,500
Importance Code A	\$58,300	\$3,700	\$7,500	\$3,700
Importance Code B	\$126,700	\$22,000	\$47,000	\$23,100
Importance Code C	\$24,100			\$800
Total	\$209,100	\$25,700	\$54,600	\$27,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$182,000	
	<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 4th Floor Stacks And Stairwell</i>							
Window Wall	5%			2047	**	5	\$18,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entrance Facade</i>							
	<i>Explanation : Fritted Glass</i>							
Windows								
Aluminum	85%	Now	\$130,500	2035	**	5	\$5,200	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : East Facade - Soffits Above Windows At Offices And South Facing Transom Windows</i>							
	<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 2nd Floor Windows</i>							
Glass Block	10%	Now	\$3,000	LIFE	**	5	\$800	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Facade At Offices</i>							
Metal Louvers	5%			2030	**	10	\$3,900	
Parapets								
Masonry: Brick Cavity	30%	Now	\$5,700	LIFE	**	5	\$1,300	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade Above Bay Window</i>							
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	35%			2032	**	5-10	\$26,500	
Metal Rail	25%	0-2	\$27,700	2047	**	5	\$7,400	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Parapets Above Langston Hughes Wing</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Parapets Above Langston Hughes Wing</i>							
Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$1,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout Coping</i>							

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

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

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

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

Asset # : 1925

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	65%	Now	\$17,800	2032		**		
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout And At Pitch Pockets</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Rooftop Units And Bay Window Roof - West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In 4th Floor Stacks Throughout</i>								
Under Construction	35%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Langston Hughes Wing</i>								
<i>Explanation : Repairs In Progress</i>								
Interior								
Floors								
Carpet	15%			2026	\$107,800	3	\$12,800	
Cast in Place Concrete	20%			LIFE	**	5	\$49,700	
Ceramic Tile	5%			2036	**	5	\$2,800	
Cork Tile	5%			2037	**	5	\$2,500	
Marble Panels	5%			LIFE	**	5	\$4,300	
Terrazzo	10%			LIFE	**	5	\$8,900	
Vinyl Tile	20%			2027	\$95,700	3	\$5,700	
Wood	5%			2042	**	5	\$5,300	
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Interior Renovation</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,500	
Concrete Masonry Unit	20%			LIFE	**	5	\$4,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
Gypsum Board	40%			LIFE	**	5-10	\$20,600	
Metal Panel	5%			LIFE	**	10	\$700	
Plaster	10%			LIFE	**	5-10	\$2,600	
Wood	5%			LIFE	**	5	\$12,100	
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Interior Renovation</i>								

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

Asset # : 1925

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

Interior

Ceilings

AcousTileConcealSpLn	10%	Now	\$45,500	2047	**	5	\$3,600
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Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : 2nd Floor Manuscripts Area

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

Location : 2nd Floor Manuscripts Area

AcousTileConcealSpLn	15%			2032	**	5	\$10,700
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AcousTileSusp.Lay-In	20%			2040	**	5	\$11,400
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Exposed Concrete	25%			LIFE	**	5-10	\$17,800
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Exposed Struc: Steel	5%			LIFE	**	10	\$5,700
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Actually Metal Decking

Metal Panel	5%			LIFE	**	5	\$7,100
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Plaster	5%			LIFE	**	5-10	\$4,900
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Under Construction	15%						
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Other Observation, Extent : Light, Area Affected : 0%

Location : 2nd Floor

Explanation : Interior Renovation

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2027	\$2,400	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

Fused Disc Sw	50%			2047	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2027	\$16,000	5	\$100
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Fused Disc Sw	50%			2047	**	5	\$100
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Raceway

Conduit	60%			2027	\$18,600	1	
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Conduit	40%			2047	**	1	
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Panelboards

Fused Disc Sw	7%			2026	\$2,100	5	\$100
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Fused Disc Sw	3%			2043	**	5	
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Molded Case Bkrs	60%			2026	\$17,800	5	\$600
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Molded Case Bkrs	30%			2043	**	5	\$300
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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	70%			2027	\$19,200	1		
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2040	**	5		
Motor Control Center	90%			2040	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Metal Water Pipe</i>						
Generic	50%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$278,900	10	\$25,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2035	**	10	\$5,500	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	10%			2032	**	10	\$3,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2032	**	10	\$1,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$4,800	
Exit, LED	40%			2055	**	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$3,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$5,000	

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

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

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

Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	15%			2027	\$7,300	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Part Of A C Units</i>						
		<i>Explanation : 6 Units</i>						
Steam Boiler	85%			2040	**	1	\$33,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	15%			2043	**	4	\$400	
Steam Piping/Pump	85%			2037	**	4	\$1,700	
Terminal Devices								
Air Handler	80%			2032	**	1	\$19,900	
Convactor/Radiator	20%			2040	**	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2032	**	1	\$15,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Chillers</i>						
Ext Pkg Unit - Heating/Cooling	15%			2027	\$39,400	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Distribution								
Chilled Wtr Pipe/Pump	85%			2047	**	4	\$2,500	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$24,800	
Heat Rejection								
Water Cooling Tower	85%			2028	**	2	\$34,300	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,500	
Exhaust Fans								
Interior	85%			2032	**	2	\$1,000	
Roof	15%			2027	\$4,700	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	**	1		

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

Asset # : 1925

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Water Heater							
Gas Fired	100%			2025	\$9,300	2	\$600
HW Heat Exchanger							
Low Temp	100%			2047	* *	4	\$6,000
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Submersible	100%			2020	\$6,600	4	\$2,500
Sewage Ejector(s)							
Electric	100%			2032	* *	4	\$1,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-4</i>					
		<i>Explanation : Two Units</i>					
Fire Suppression							
Standpipe							
No Component	50%						
Generic	50%			2047	* *	1-5	\$10,100
Sprinkler							
No Component	50%						
Generic	50%			2047	* *	1-2	\$5,600
Fire Pump							
Generic	100%			2036	* *	1	\$7,500

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.
Address : 515 MALCOLM X BOULEVARD @ W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jul-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed :
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,239,600	\$247,100
Interior Architecture		\$49,000
Electrical	\$49,100	\$431,500
Mechanical	\$96,100	
Total	\$1,384,800	\$727,600
Importance Code A	\$1,239,600	\$247,100
Importance Code B	\$145,200	\$431,500
Importance Code C		\$49,000
Total	\$1,384,800	\$727,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$45,000	\$2,200		
Interior Architecture	\$43,700			\$29,400
Electrical	\$4,200	\$900	\$800	\$1,200
Mechanical	\$3,900	\$2,700	\$5,000	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,700	\$9,700	\$9,800	\$36,800
Importance Code A	\$46,100	\$3,300	\$1,100	\$1,100
Importance Code B	\$54,600	\$6,500	\$8,700	\$35,700
Importance Code C				
Total	\$100,700	\$9,700	\$9,800	\$36,800



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

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$355,700	LIFE	**	5	\$54,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%	Now	\$693,600	LIFE	**	5	\$22,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%			2031	**	5	\$172,100	
Parapets								
Masonry: Brick	20%	Now	\$52,900	LIFE	**	5	\$4,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Parapets</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Face Of East And West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Parapets</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal Cornice	25%			2038	**	10	\$17,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : This Component Is Actually Copper Cornice</i>								
Metal Rail	50%	Now	\$15,300	2028	**	5	\$75,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	50%	Now	\$12,600	2028	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Highest Roof, Over 3rd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Highest Roof, Over 3rd Floor</i>								
Built-Up (BUR)	25%			2023		10	\$6,300	
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Rooftop Units</i>								
Cement-Fiber Panel	25%			2019		5	\$4,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Sloped Roof</i>								
Interior								

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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 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	4+	\$11,600	2022	\$231,100	3	\$25,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Schomburg Shop</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2032	**	5	\$2,800	
Terrazzo	15%			LIFE	**	5	\$6,500	
Vinyl Tile	30%	Now	\$7,700	2028	**	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3 Floor Corridor</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Corridor</i>								
Wood	15%			2051	**	5	\$15,700	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$8,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,500	
Gypsum Board	50%			LIFE	**	5	\$49,000	
Plaster	35%			LIFE	**	5	\$17,200	
Ceilings								
AcousTileSusp.Lay-In	40%			2036	**	5	\$22,300	
AcousTileSusp.Lay-In	5%	Now	\$24,400	2043	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Moving Image And Recorded Sound Division Office</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd Floor Moving Image And Recorded Sound Division Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Moving Image And Recorded Sound Division Office</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$20,900	
Plaster	20%			LIFE	**	5	\$7,000	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$2,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$35,000	5	\$100	
Raceway								
Conduit	90%			2023	\$30,600	1		
Conduit	10%			2049	**	1		

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**NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2031	**	5	\$600	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Thermoplastic	80%			2033	**	1		
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2021	\$49,100	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$283,800	10	\$24,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	5%			2023	\$10,200	10		
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$3,300	
Exit, Service	50%			2028	**	1		
Exterior Lighting								
HID	100%			2023	\$112,700	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$3,100	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2031	**	1-3	\$5,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Furnace	80%			2028	**	1	\$10,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : A C Units</i>						
		<i>Explanation : 2 Units</i>						
No Component	20%							

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Hot Wtr Piping/Pump	20%			2031	**	4	\$400
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
	<i>Location : Various Areas</i>						
	<i>Explanation : Supplied From Schomburg Main Bldg</i>						
No Component	80%						
Terminal Devices							
Convactor/Radiator	20%			2028	**	1	\$1,800
No Component	80%						
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	
Conversion Equipment							
Interior Pkg Unit - Cooling	25%			2021	\$96,100	2	\$400
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
Exterior Pkg Unit - Cooling	75%			2028	**	2	\$1,300
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400
Exhaust Fans							
Interior	60%			2023	\$19,800	2	\$500
Roof	40%			2023	\$9,500	2	\$300
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2028	**	1	
Water Heater							
Electric	100%			2022	\$4,600	4	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2028	**	4	\$1,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : B-3, Located In Langston Hughes Hall</i>						
	<i>Explanation : One Unit</i>						
Fire Suppression							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2043	* *	1-5	\$6,900	
Sprinkler									
	No Component	50%							
	Generic	50%			2033	* *	1-2	\$3,900	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : SCIENCE, INDUSTRY AND BUSINESS LIBRARY
Address : 188 MADISON AVENUE @ EAST 34 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0013.000 / 4227 **Yr Built/Renovated** : 1906 / 1995
Area Sq Ft : 183,000 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 22-May-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1,3,5
Block : 864 **Lot** : 7502 **BIN** : 1017097

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$39,000	\$212,900
Electrical	\$151,400	
Mechanical		\$3,867,200
Total	\$190,300	\$4,080,000
Importance Code B	\$190,300	\$4,003,700
Importance Code C		\$76,400
Total	\$190,300	\$4,080,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$104,000	\$1,300		\$98,100
Electrical	\$9,700	\$6,000	\$28,700	\$8,700
Mechanical	\$30,800	\$67,600	\$52,500	\$66,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$168,200	\$98,600	\$104,800	\$197,100
Importance Code A		\$5,200	\$400	
Importance Code B	\$164,700	\$93,400	\$104,400	\$197,100
Importance Code C	\$3,500			
Total	\$168,200	\$98,600	\$104,800	\$197,100



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

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

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

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

Asset # : 4227

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	73%			2024	\$2,624,500	3	\$379,600		
Cast in Place Concrete	5%			LIFE	**	5	\$28,400		
Ceramic Tile	1%			2034	**	5	\$2,600		
Terrazzo	10%			LIFE	**	5	\$20,300		
Vinyl Tile	10%			2030	**	3	\$13,000		
Wood	1%			2053	**	5	\$4,900		
Interior Walls									
Cast in Place Concrete	2%			LIFE	**				
Ceramic Tile	5%			2038	**	5	\$6,900		
Gypsum Board	92%			LIFE	**	5	\$76,400		
Wood	1%			LIFE	**	5	\$5,500		
Ceilings									
AcousTileSusp.Lay-In	30%			2038	**	5	\$78,000		
Exposed Struc: Steel	20%			LIFE	**				
Gypsum Board	30%			LIFE	**	5	\$97,500		
Masonry: Infill Arch	20%			LIFE	**				
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2035	**	5	\$800		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>									
Transformers									
Dry Type	100%			2030	**	5	\$700		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 1000 Kva 480hv-208lv</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2035	**	5	\$800		
Raceway									
Conduit	100%			2035	**	1			
Panelboards									
Fused Disc Sw	5%			2041	**	5	\$200		
Fused Disc Sw	5%			2033	**	5	\$200		
Molded Case Bkrs	60%			2041	**	5	\$2,900		
Molded Case Bkrs	30%			2033	**	5	\$1,400		
Wiring									
Thermoplastic	70%			2045	**	1			
Thermoplastic	30%			2035	**	1			

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

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

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

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

Asset # : 4227

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2038	**	5	\$200	
Motor Control Center	60%			2038	**	5	\$3,000	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Lighting								
Interior Lighting								
Fluorescent	25%			2030	**	10	\$39,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	70%			2030	**	10	\$111,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2030	**	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$21,000	
Exit, LED	30%			2053	**	1		
Exit, Service	20%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$600	
Alarm								
Security System								
No Component	65%							
Generic	35%			2033	**	1	\$23,900	
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2030	**	1-3	\$40,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2033	**	4	\$3,400	
Steam Piping/Pump	60%			2045	**	4	\$5,100	

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

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

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

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

Asset # : 4227

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	60%			2025	\$608,800	1	\$64,500	
Convactor/Radiator	30%			2030	**	1	\$16,800	
Fan Coil Unit/Heat	10%			2030	**	1	\$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2023	\$2,423,400	2	\$10,600	
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	**	4	\$12,800	
Heat Rejection								
Water Cooling Tower	100%			2023	\$540,100	2	\$174,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,900	
Exhaust Fans								
Interior	100%			2025	\$208,000	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$11,200	2035	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main, Lower Level</i>								
Water Heater								
Gas Fired	100%			2023	\$43,800	2	\$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2025	\$12,000	4	\$1,600	
Backflow Preventer								
Generic	100%			2025	\$19,200	1	\$11,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction								
	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : B-7</i>								
<i>Explanation : 2 Freight Units</i>								
Hydraulic								
	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : L L- G</i>								
<i>Explanation : 2 Pass Units</i>								
Fire Suppression								

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

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

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

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

Asset # : 4227

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$90,800	
Sprinkler								
Generic	100%			2045	* *	1-2	\$48,700	
Fire Pump								
Not Accessible	100%							

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0014.000 / 4228 **Yr Built/Renovated** : 1909 / 2003
Area Sq Ft : 19,681 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 311 **Lot** : 31 **BIN** : 1004053

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$632,300	\$102,000
Mechanical		\$486,400
Total	\$632,300	\$588,400
Importance Code A	\$632,300	\$102,000
Importance Code B		\$486,400
Total	\$632,300	\$588,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$57,500			
Interior Architecture	\$64,300			\$2,800
Electrical	\$1,500	\$22,000	\$2,100	\$1,500
Mechanical	\$2,100	\$6,100	\$3,800	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,400	\$32,100	\$9,800	\$10,700
Importance Code A	\$58,400	\$1,000	\$1,000	\$1,000
Importance Code B	\$48,100	\$31,100	\$8,800	\$9,700
Importance Code C	\$22,900			
Total	\$129,400	\$32,100	\$9,800	\$10,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$151,200	LIFE	**	5	\$50,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	2-4	\$22,800	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	2-4	\$233,700	LIFE	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Of Building</i>								
Metal Panel	5%	2-4	\$1,400	2024	\$27,700	5	\$7,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Top Floor Walls</i>								
Windows								
Wood	100%	Now	\$247,500	2049	**	5	\$33,200	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%	0-2	\$900	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	90%	2-4	\$22,000	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2023	\$51,400	5	\$21,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,400	
Marble Panels	3%			LIFE	**	5	\$700	
Terrazzo	2%			LIFE	**	5	\$500	
Traffic Topping	10%	2-4	\$3,600	2029	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	2-4	\$18,600	2029	**	3	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	0-2	\$22,900	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	2-4	\$19,200	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2044	* *	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	\$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	\$500	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2029	* *	10	\$7,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	60%			2029	* *	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,400	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2029	* *	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2032	* *	1	\$3,700	
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$12,100	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$900	2029	**	1	\$8,800	
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$98,000	4	\$1,500	
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$6,400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$388,500	2	\$1,200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : A C Rooms</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,000	
Exhaust Fans								
Roof	100%			2029	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Electric	100%			2019	\$3,000	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2024	\$1,900	1	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-4</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	No Component	80%							
	Generic	20%			2034	* *	1-2	\$1,100	
Fire Pump	Generic	100%			2027	\$14,400	1	\$3,700	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.
Borough : BRONX **Agency's Number** : S05
Program / Asset # : NPL0S05.000 / 13367 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 11,861 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3558 **Lot** : 14 **BIN** : 2021838

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$111,800
Mechanical		\$89,800
Total		\$201,600
Importance Code B		\$201,600
Total		\$201,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,800		\$800	
Interior Architecture	\$46,900	\$900		\$2,300
Electrical	\$10,200	\$300	\$300	\$400
Mechanical	\$10,900	\$3,900	\$3,600	\$3,600
Total	\$87,900	\$5,000	\$4,700	\$6,300
Importance Code A	\$25,600	\$600	\$1,400	\$600
Importance Code B	\$58,400	\$4,400	\$3,300	\$5,700
Importance Code C	\$3,900			
Total	\$87,900	\$5,000	\$4,700	\$6,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$6,000	
Masonry: Granite	55%			LIFE	**	5	\$13,300	
Metal Panel	15%			2047	**	5-10	\$16,600	
Windows								
Aluminum	100%			2035	**	5	\$1,600	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5-10	\$11,900	
Metal Panel	10%			2053	**	5	\$1,400	
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Coping</i>				
Metal Panel	30%			2047	**	5	\$4,200	
				<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Roof								
Modified Bitumen	100%			2035	**	10	\$31,000	
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Interior								
Floors								
Ceramic Tile	2%			2036	**	5	\$400	
Terrazzo	2%			LIFE	**	5	\$600	
Vinyl Tile	96%	4+	\$28,700	2032	**	3	\$6,400	
				<i>Uneven Substrate, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Corridors</i>				
Interior Walls								
Concrete Masonry Unit	97%			LIFE	**	5	\$7,400	
Glass: Single Pane	1%			LIFE	**	5	\$100	
Metal Panel	1%			LIFE	**	10		
Granite Panels	1%			LIFE	**	10		
Ceilings								
AcousTileConcealSpLn	85%	4+	\$12,100	2040	**	5	\$9,400	
				<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Throughout</i>				
				<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Throughout</i>				
AcousTileSusp.Lay-In	10%			2044	**	5	\$1,800	
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Community Room</i>				
Gypsum Board	5%			LIFE	**	5-10	\$3,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Ratings Of The Main Service Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$300	
Raceway								
Conduit	100%			2027	\$31,100	1		
Panelboards								
Molded Case Bkrs	20%			2035	**	5	\$100	
Molded Case Bkrs	80%			2026	\$11,900	5	\$300	
Wiring								
Thermoplastic	95%			2027	\$26,100	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$15,000	5		
Locally Mounted	50%			2044	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$105,900	10	\$9,800	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2027	\$5,900	10	\$500	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
LED	5%			2035	**			
Egress Lighting								
Exit, Service	100%			2035	**	1		
Exterior Lighting								
HID	20%			2022	\$8,900	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside</i>						
		<i>Explanation : Cctv Surveillance Camera System</i>						
Fire/Smoke Detection								
Under Construction	100%							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	20%	Now	\$5,300	2047	* *	1	\$1,100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement, Unreliable Boiler Operation</i>						
Hot Water Boiler	80%			2032	* *	1	\$4,700	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$39,900	1	\$5,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compressor Was Refurbished</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$49,900	1	\$7,300	
Heat Rejection								
Remote Air Cond	100%			2035	* *	2	\$8,300	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,500	
Exhaust Fans								
Roof	10%			2035	* *	2		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Roof	10%			2027	\$900	2		
No Component	80%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Air Handling Unit Serves Library For Ventilation Purposes</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2025	\$2,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2032	**	4	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : No Sump Pump Observed</i>						
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : ST. AGNES BRANCH LIBRARY
Address : 444 AMSTERDAM AVE. @ WEST 81ST ST.
Borough : MANHATTAN **Agency's Number** : S01
Program / Asset # : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009
Area Sq Ft : 20,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Jul-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1229 **Lot** : 31 **BIN** : 1032683

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$152,800	
Interior Architecture	\$145,300	
Mechanical		\$87,500
Total	\$298,100	\$87,500
Importance Code A	\$152,800	
Importance Code B	\$145,300	\$87,500
Total	\$298,100	\$87,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$44,100	\$1,900
Interior Architecture			\$600	
Electrical	\$2,000	\$2,000	\$2,400	\$2,300
Mechanical	\$2,300	\$3,400	\$5,200	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$8,200	\$9,300	\$56,300	\$11,500
Importance Code A	\$1,000	\$1,000	\$45,200	\$2,900
Importance Code B	\$7,100	\$8,200	\$11,100	\$8,600
Importance Code C				
Total	\$8,200	\$9,300	\$56,300	\$11,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$152,800	LIFE	**	5	\$23,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	50%			LIFE	**	5	\$19,500	
Metal Panel	5%			2050	**	5-10	\$17,900	
Windows								
Metal Louvers	5%			2033	**	10	\$1,900	
Wood	95%			2040	**	5	\$56,600	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Masonry: Limestone	25%			LIFE	**	5	\$1,100	
Metal Panel	15%			2050	**	5	\$2,000	
Metal Rail	5%			2041	**	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof								
Modified Bitumen	85%			2032	**	10	\$9,100	
Skylight, Metal/Glass	5%			2050	**	10	\$1,800	
Sloped Glazing	10%			LIFE	**	5	\$14,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
Ceramic Tile	5%			2037	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$1,200	
Vinyl Tile	15%			2029	**	3	\$1,800	
Wood	65%	Now	\$145,300	2039	**	5	\$19,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	25%			LIFE	**	5	\$6,900	
Plaster	60%			LIFE	**	5	\$8,300	
Wood	5%			LIFE	**	5	\$9,200	
Ceilings								
Gypsum Board	25%			LIFE	**	5	\$9,800	
Plaster	75%			LIFE	**	5	\$14,700	

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

Under 600 Volts

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$500	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	15%			2032	**	10	\$2,900	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices, Basement</i>							
Fluorescent	85%			2032	**	10	\$16,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,500	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
Generic	100%			2032	**	1	\$7,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$12,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Horns</i>							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$10,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices								
Air Handler	30%			2029	**	1	\$3,900	
Convactor/Radiator	70%			2037	**	1	\$4,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2025	\$87,500	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Exterior Pkg Unit - Cooling	70%			2029	**	2	\$900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Roof</i>						
Heat Rejection								
Remote Air Cond	30%			2029	**	2	\$4,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
Exhaust Fans								
Interior	30%			2029	**	2	\$200	
Roof	70%			2029	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$5,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$12,000	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	**	1	\$1,300	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			* *	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2044		* *	1-2	\$1,500

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : ST. GEORGE LIBRARY CENTER
Address : 5 CENTRAL AVE. 10 HYATT ST.
Borough : STATEN ISLAND **Agency's Number** : S02
Program / Asset # : NPL0S02.000 / 13364 **Yr Built/Renovated** : 1907 / 1986
Area Sq Ft : 25,029 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5 **Lot** : 74 **BIN** : 5000030

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$457,500	
Interior Architecture	\$39,800	
Electrical		\$673,900
Mechanical		\$336,300
Total	\$497,300	\$1,010,300
Importance Code A	\$457,500	
Importance Code B	\$39,800	\$1,010,300
Total	\$497,300	\$1,010,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$56,700		\$10,600	
Interior Architecture	\$40,100		\$14,000	\$500
Electrical	\$2,800	\$3,000	\$2,300	\$2,800
Mechanical	\$29,600	\$19,000	\$7,300	\$8,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$137,200	\$29,900	\$42,100	\$19,300
Importance Code A	\$58,000	\$1,200	\$11,800	\$1,200
Importance Code B	\$70,900	\$28,700	\$30,300	\$18,100
Importance Code C	\$8,300			
Total	\$137,200	\$29,900	\$42,100	\$19,300



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

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

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$4,700	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%	2-4	\$54,700	LIFE	**	5	\$18,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	2-4	\$9,800	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%	0-2	\$126,200	LIFE	**	5	\$8,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	50%	2-4	\$70,100	2040	**	5	\$2,100	2
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Storm Windows</i>								
Wood	25%	2-4	\$11,700	2040	**	5	\$10,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	25%			2040	**	5	\$21,100	
Parapets								
Copper/Terne	75%	2-4	\$5,400	2044	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	2-4	\$1,500	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	7%	0-2	\$2,900	2039	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	20%	0-2	\$20,900	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over First Floor</i>								
Skylight, Metal/Glass	3%	2-4	\$68,700	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Slate	70%	Now	\$137,800	LIFE	**			1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	75%			2023	\$355,400	3	\$42,100	
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%	2-4	\$1,800	2033	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$1,500	
Vinyl Tile	10%	2-4	\$3,200	2029	**	3	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Gypsum Board	40%	2-4	\$7,200	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	\$3,700	2037	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	2-4	\$1,600	2037	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	35%	4+	\$21,600	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	50%	Now	\$39,800	LIFE	**	5	\$24,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes In The Switchboard</i>								
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$700	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Motor Control Center	100%			2029	**	5	\$700	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	2%			2024	\$5,000	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	98%			2024	\$243,400	10	\$22,500	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$16,700	10	\$3,000	
Exit, Service	50%			2024	\$1,800	1		

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting HID	100%			2024	\$93,700	10	\$100	
Alarm								
Security System Generic	100%			2024	\$75,000	1	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection Generic	100%			2024	\$256,900	1-3	\$15,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment Hot Water Boiler	100%			2029	**	1	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : Equipment Selected For Replacement In The Near Future</i>								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$24,900	2032	**	4	\$1,200	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room And Throughout</i>								
Terminal Devices								
Air Handler	30%			2029	**	1	\$4,600	
Convactor/Radiator	10%			2029	**	1	\$800	
Fan Coil Unit/Heat	40%			2024	\$148,500	1	\$3,200	
Fan Coil Unit/Heat	20%			2029	**	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floors</i>								
<i>Explanation : Dual Temperature Fan Coil Units Observed</i>								
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Reciprocating Compr/Chiller	90%			2029	**	1	\$10,500	
Window/Wall Unit	10%			2019	\$5,100	1		
Distribution Chilled Wtr Pipe/Pump	100%			2044	**	4	\$1,200	

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	40%			2029	* *	1	\$6,200
Fan Coil - Cool/Heat	40%			2024	\$187,800	1	\$3,200
Fan Coil - Cool/Heat	20%			2029	* *	1	\$1,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout First And Second Floors</i>							
<i>Explanation : Dual Temperature Fan Coil Unit Observed</i>							
Heat Rejection							
Remote Air Cond	100%			2029	* *	2	\$17,400
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000
Exhaust Fans							
Interior	100%			2024	\$27,400	2	\$800
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2019	\$5,800	2	\$400
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
Generic	100%			2024	\$2,400	1	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
<i>Location : Boiler Room</i>							
<i>Explanation : Boiler Only</i>							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement To Second Floor</i>							
<i>Explanation : 2 Units</i>							

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.
Borough : STATEN ISLAND **Agency's Number** : S07
Program / Asset # : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013
Area Sq Ft : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 27-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$194,300	\$50,400
Total	\$194,300	\$50,400
Importance Code A	\$194,300	\$50,400
Total	\$194,300	\$50,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,000		\$35,000	
Interior Architecture	\$5,700		\$5,200	\$900
Electrical	\$1,200	\$1,200	\$1,700	\$1,200
Mechanical	\$3,000	\$3,900	\$3,600	\$2,800
Total	\$15,900	\$5,100	\$45,500	\$4,900
Importance Code A	\$6,700	\$600	\$35,700	\$600
Importance Code B	\$9,300	\$4,500	\$9,500	\$4,300
Importance Code C			\$300	
Total	\$15,900	\$5,100	\$45,500	\$4,900



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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$37,700	LIFE	**	5	\$6,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1907 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical And Storage Room In Basement</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
Metal Panel	40%			2055	**	5-10	\$69,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition Completed In 2013</i>								
Window Wall	25%			2055	**	5	\$23,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition Completed In 2013</i>								
Wood	5%			2030	**	5	\$6,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Portico, Eaves And Panels Above And Below Windows</i>								
Windows								
Aluminum	65%			2050	**	5	\$2,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition Completed In 2013</i>								
Wood	35%			2033	**	5	\$12,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1907 Wing</i>								
Roof								
Copper/Terne	5%			2053	**	10	\$3,700	
Modified Bitumen	60%			2035	**	10	\$17,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition Completed In 2013</i>								
Skylight, Plastic	5%			2045	**	1		
Wood Shingles	30%	Now	\$156,600	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1907 Wing</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Northwest Corner</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1907 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1907 Wing</i>								

Interior

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2027	\$23,600	3	\$3,700	
Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	50%	Now	\$4,800	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Main Entrance</i>								
Ceramic Tile	5%			2040	**	5	\$900	
Wood	25%			2040	**	5	\$8,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1907 Wing</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$700	
Glass: Single Pane	30%			LIFE	**	5	\$3,000	
Gypsum Board	55%			LIFE	**	5	\$4,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1907 Wing And New Addition</i>								
Wood	5%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1907 Wing</i>								
<i>Explanation : Recent Installation</i>								
Wood	5%			LIFE	**	5	\$2,700	
Ceilings								
Exposed Struc: Wood	65%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2013 Addition</i>								
<i>Explanation : Recent Construction</i>								
Gypsum Board	10%			LIFE	**	5	\$2,400	
Plaster	25%			LIFE	**	5	\$3,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1907 Addition</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$100	
Raceway								
Conduit	100%			2055	**	1		

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2050	**	5		
Molded Case Bkrs	90%			2050	**	5	\$300	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$11,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	3%			2035	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Exit, LED	30%			2065	**	1		
Exit, Service	10%			2035	**	1		
Exit, Battery	60%			2035	**	10	\$500	
Exterior Lighting								
HID	100%			2035	**	10		
Alarm								
Security System								
Generic	100%			2035	**	1	\$4,700	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$7,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2050	**	4	\$900	

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2035	**	1	\$3,900	
Convactor/Radiator	50%			2045	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Main Library</i>								
<i>Explanation : Under Floor Radiant Heating Panels</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$5,800	
Distribution								
Chilled Wtr Pipe/Pump	100%			2055	**	4	\$900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$7,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
Exhaust Fans								
Roof	100%			2035	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Electric	100%			2025	\$1,900	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Janitor's Closet And Basement</i>								
<i>Explanation : 2 Point Of Use Electric Hot Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2035	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2035	**	1	\$800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2055	**	1-2	\$700	

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : TOMPKINS SQUARE BRANCH LIBRARY
Address : 331 EAST 10TH ST. @ AVENUE B
Borough : MANHATTAN **Agency's Number** : T02
Program / Asset # : NPL0T02.000 / 13371 **Yr Built/Renovated** : 1904 / 2001
Area Sq Ft : 14,703 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 404 **Lot** : 39 **BIN** : 1005147

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$80,900
Electrical		\$60,200
Total		\$141,100
Importance Code A		\$80,900
Importance Code B		\$60,200
Total		\$141,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,500			
Interior Architecture	\$200		\$245,100	
Electrical	\$100	\$14,200	\$300	\$100
Mechanical	\$5,000	\$2,600	\$6,700	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$33,800	\$20,700	\$256,100	\$6,700
Importance Code A	\$25,300	\$800	\$700	\$700
Importance Code B	\$8,500	\$19,900	\$255,300	\$5,900
Importance Code C				
Total	\$33,800	\$20,700	\$256,100	\$6,700



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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$5,100	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Facade</i>								
Masonry: Limestone	50%			LIFE	**	5	\$5,900	
Stucco Cement	30%	Now	\$7,400	2029	**	5	\$5,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above First Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Vegetation Growth</i>								
Windows								
Aluminum	100%	Now	\$12,000	2032	**	5	\$2,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$2,400	
Masonry: Limestone	25%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	100%			2024	\$80,900	10	\$12,800	
Interior								
Floors								
Carpet	70%			2020	\$235,600	3	\$25,600	
Vinyl Tile	30%			2029	**	3	\$2,700	
Interior Walls								
Gypsum Board	85%			LIFE	**	5	\$14,700	
Plaster	15%			LIFE	**	5	\$1,300	
Ceilings								
AcousTile,Adhered	45%			2037	**	5	\$11,000	
AcousTileConcealSpLn	5%	Now	\$200	2029	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Staff Room</i>								
AcousTileSusp.Lay-In	30%			2037	**	5	\$7,300	
Gypsum Board	10%			LIFE	**	5	\$3,000	
Plaster	10%			LIFE	**	5	\$1,500	

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

Under 600 Volts

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 400 Amps Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2040	**	5	\$400	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$13,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2029	**	1		
Exit, Battery	50%			2029	**	10	\$500	
Exterior Lighting								
HID	100%			2024	\$60,200	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	**	1	\$1,100	
Fire/Smoke Detection								
Under Construction	100%							

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

Heating

Energy Source

Natural Gas

100%

2044

**

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$7,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$700	
Terminal Devices								
Air Handler	30%			2029	**	1	\$2,700	
Convactor/Radiator	70%			2029	**	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2029	**	1	\$5,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement</i>						
Exterior Pkg Unit - Cooling	20%			2024	\$14,700	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Air Handler/Cool/Ht No Component	80%			2029	**	1	\$7,300	
	20%							
Heat Rejection								
Air Condenser Unit	80%			2024	\$25,500	2	\$8,200	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
Exhaust Fans								
Interior	70%	Now	\$600	2029	**	2	\$300	
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : There Is No Vent For Gas Room</i>						
Roof	30%			2024	\$3,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$3,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2024	\$12,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : TREMONT BRANCH LIBRARY
Address : 1866 WASHINGTON AVE. @E. 176 ST.
Borough : BRONX **Agency's Number** : T04
Program / Asset # : NPL0T04.000 / 13373 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 11,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,M,2,3
Block : 2918 **Lot** : 1 **BIN** : 2009573

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$182,700	
Mechanical		\$134,500
Total	\$182,700	\$134,500
Importance Code A	\$182,700	
Importance Code B		\$134,500
Total	\$182,700	\$134,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$60,800			
Interior Architecture	\$65,400		\$4,200	\$1,100
Electrical	\$24,200	\$900	\$1,200	\$1,000
Mechanical	\$21,000	\$4,100	\$3,400	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$175,400	\$9,000	\$12,700	\$10,400
Importance Code A	\$61,400	\$600	\$600	\$600
Importance Code B	\$87,100	\$8,400	\$12,100	\$9,300
Importance Code C	\$26,900			\$500
Total	\$175,400	\$9,000	\$12,700	\$10,400



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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$23,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : South And West Facades</i>								
Masonry: Brick	25%	Now	\$43,900	LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade, East Façade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, East Façade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, East Façade</i>								
Masonry: Granite	10%			LIFE	**	5	\$4,400	
Masonry: Limestone	10%			LIFE	**	5	\$4,400	
Metal, Corrugated	5%			2037	**	1		
Stucco Cement	10%	Now	\$8,400	2040	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Cement Parge Coat over brick</i>								
Windows								
Glass Block	2%			LIFE	**	5	\$100	
Wood	98%	Now	\$37,000	2035	**	5	\$24,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Street Height, South And West Facades</i>								
<i>Explanation : Protective Metal Grilles</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$11,300	LIFE	**	5	\$1,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At East And North Parapets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At East And North Parapets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping At East And North Parapets</i>								
Masonry: Brick	55%	Now	\$45,300	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%			LIFE	**	5-10	\$6,100	
Masonry: Limestone	10%			LIFE	**	5-10	\$4,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice</i>								
Masonry: Sandstone	5%	Now	\$15,700	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping At North And East Parapets</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping At North And East Parapets, Mechanical Bulkhead</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping At North And East Parapets</i>								
<i>Explanation : This Material Is Actually Bluestone.</i>								
Roof								
Modified Bitumen	100%	Now	\$56,700	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Parapet Walls And Mechanical Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2026	\$12,900	3	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2036	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Marble Panels	5%			LIFE	**	5	\$800	
Slate	5%			LIFE	**	5	\$1,100	
Terrazzo	3%			LIFE	**	5	\$500	
Vinyl Tile	7%			2032	**	3	\$300	
Vinyl Tile	20%	Now	\$17,200	2037	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
Wood	35%			2055	**	5	\$6,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	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	\$13,100	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair, Third Floor At Custodian Apartment</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor At Custodian Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Stair, Third Floor At Custodian Apartment</i>								
Wood	5%			LIFE	**	5	\$8,800	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2040	**	5	\$500	
Exposed Concrete	5%			LIFE	**	5-10	\$600	
Gypsum Board	10%			LIFE	**	5-10	\$3,500	
Plaster	30%			LIFE	**	5-10	\$5,200	
Plaster	30%			LIFE	**	5-10	\$5,200	
Plaster	15%	Now	\$7,900	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
Plaster	5%			LIFE	**	5-10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Crown Moulding</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 800 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$300	
Raceway								
Conduit	95%			2027	\$29,500	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	15%			2035	**	5		
Molded Case Bkrs	40%			2043	**	5	\$100	
Molded Case Bkrs	40%			2026	\$5,900	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$13,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	

Ground

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,400	LIFE	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	65%			2032	**	10	\$7,100	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2032	**	10	\$3,300	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
Fluorescent	5%			2032	**	10	\$500	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
Egress Lighting								
Emergency, Battery	45%			2032	**	10	\$1,300	
Exit, LED	10%			2055	**	1		
Exit, Service	45%			2032	**	1		
Exterior Lighting								
HID	20%			2027		10	\$8,900	
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Reading Areas And Outside</i>							
	<i>Explanation : Cctv Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$7,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2025	\$26,500	1	\$5,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Old Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$5,900	2026	\$59,200	4	\$600	
		<i>Corroded, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Air Handler	40%			2032	**	1	\$2,900	
Convactor/Radiator	60%			2032	**	1	\$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$40,000	1	\$5,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 3 Units. Roof</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%			2037	**	4	\$600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$7,400	
Heat Rejection								
Air Condenser Unit	100%			2027	\$23,600	2	\$8,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,500	
Exhaust Fans								
Interior	80%			2032	**	2	\$300	
Roof	20%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$35,200	1		
Water Heater								
Gas Fired	100%			2027	\$2,700	2	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$1,300	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : 1st Floor Restrooms</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,600	4	\$2,500	
Fixtures								
Generic	100%							

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit. Multi-defects</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2053		* *	1-2	\$300
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairway Only</i>								
<i>Explanation : New Install</i>								

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : WAKEFIELD BRANCH LIBRARY
Address : 4100 LOWERRE PLACE @E. 229 ST.
Borough : BRONX **Agency's Number** : W01
Program / Asset # : NPL0W01.000 / 13375 **Yr Built/Renovated** : 1938 / 1989
Area Sq Ft : 10,743 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4832 **Lot** : 20 **BIN** : 2063175

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$136,100
Total		\$136,100
Importance Code B		\$136,100
Total		\$136,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$70,100			
Interior Architecture	\$20,600	\$6,000		\$400
Electrical	\$24,100			\$100
Mechanical	\$5,900	\$3,200	\$9,000	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$124,700	\$13,200	\$13,000	\$7,500
Importance Code A	\$71,200	\$1,100	\$1,100	\$1,100
Importance Code B	\$36,900	\$12,100	\$12,000	\$6,400
Importance Code C	\$16,500			
Total	\$124,700	\$13,200	\$13,000	\$7,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$33,900	LIFE	**	5	\$22,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction - Data To Follow Is A Carryover From Previous 2008 Report</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
Windows								
Aluminum	100%			2043	**	5	\$4,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$35,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$3,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$18,100	
Interior								
Floors								
Carpet	75%			2028	**	3	\$18,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Terrazzo	5%			LIFE	**	5	\$1,300	
Vinyl Tile	20%	Now	\$2,700	2027	\$27,100	3	\$1,200	
<i>Split/Cracked, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And 2nd Floor</i>								
Interior Walls								
Plaster	100%			LIFE	**	5-10	\$25,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	97%			2032	**	5	\$15,600	
Gypsum Board	1%			LIFE	**	5-10	\$600	
Plaster	2%			LIFE	**	5-10	\$600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$300	
<hr/>								
Raceway								
Conduit	90%			2027	\$28,000	1		
Conduit	10%			2037	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$14,100	5	\$300	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$13,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	40%			2027	\$11,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$95,900	10	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
<hr/>								
Incandescent	10%			2022	\$10,700	2		
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2022	\$7,200	10	\$1,300	
Exit, Service	50%			2022	\$800	1		
<hr/>								
Exterior Lighting								
HID	100%			2022	\$40,200	10		

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

Heating

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Nb: Under Construction, No Access. So I Keep The Same Information From Previous Survey On January 04, 2008 By Sm.</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$10,600	
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Water Coil In Steam Boiler</i>								
Steam Piping/Pump	70%			2047	**	4	\$600	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2027	\$7,200	1	\$1,000	
Exterior Pkg Unit - Cooling	70%			2035	**	2	\$500	
Window/Wall Unit	10%			2022	\$2,200	1		
Terminal Devices								
Direct Expansion	20%			2027	\$6,600	1		
No Component	80%							
Heat Rejection								
Remote Air Cond	90%			2035	**	2	\$6,700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,500	
Exhaust Fans								
Interior	80%			2032	**	2	\$300	
Roof	20%			2027	\$1,700	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	**	1		
Water Heater								
Electric	100%			2026	\$1,700	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Submersible	100%			2020	\$6,600	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : WASHINGTON HEIGHTS BRANCH LIBRARY
Address : 1000 ST. NICHOLAS AVE. @W. 160 STREET
Borough : MANHATTAN **Agency's Number** : W02
Program / Asset # : NPL0W02.000 / 13376 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 17,497 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2109 **Lot** : 55 **BIN** : 1062551

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$266,400	\$106,400
Interior Architecture		\$88,300
Mechanical		\$141,000
Total	\$266,400	\$335,600
Importance Code A	\$266,400	\$106,400
Importance Code B		\$229,200
Total	\$266,400	\$335,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$44,100		\$3,500	
Interior Architecture	\$89,700			\$2,000
Electrical	\$600	\$400	\$300	\$300
Mechanical	\$11,700	\$4,600	\$6,500	\$3,400
Total	\$146,100	\$5,000	\$10,300	\$5,700
Importance Code A	\$45,000	\$900	\$4,300	\$900
Importance Code B	\$74,900	\$4,100	\$6,000	\$4,800
Importance Code C	\$26,200			
Total	\$146,100	\$5,000	\$10,300	\$5,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$266,400	LIFE	**	5	\$44,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Upper Floors And Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,700	
Masonry: Limestone	5%	Now	\$29,700	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2035	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Window Replacement Slated For 2017</i>								
Parapets								
Masonry: Brick	60%	Now	\$5,900	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Slated For Completion In 2017 - Parapet Entire</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Face - Parapet Walls</i>								
Masonry: Limestone	15%			LIFE	**	5-10	\$6,300	
Metal Security Bars	5%			2042	**			
Stucco Cement	20%	Now	\$900	2032	**	5	\$900	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2027		10	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Repairs In Progress - Slated For Completion In 2017</i>								
Skylight, Metal/Glass	5%			2057	**	10	\$1,900	
Interior								
Floors								
Carpet	3%			2023		3	\$1,600	
Cast in Place Concrete	20%			LIFE	**	5	\$22,900	
Ceramic Tile	2%			2036	**	5	\$500	
Vinyl Tile	40%			2027		3	\$5,200	
Wood	2%			2042	**	5	\$1,000	
Under Construction	33%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Completely Gutted</i>								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Folding Partition	5%			2043	**	5	\$5,600	
Gypsum Board	10%			LIFE	**	5-10	\$7,600	
Plaster	52%	0-2	\$18,500	LIFE	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Sub-basement And Staircase</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor And Basement, Storage Room, Sub-basement</i>								
Under Construction	33%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor Entire</i>								
<i>Explanation : Slated For Completion 2017</i>								
Ceilings								
Plaster	10%	0-2	\$34,100	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Sub-basement And Staircase</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Sub-basement And Staircase</i>								
Plaster	57%			LIFE	**	5-10	\$25,700	
Under Construction	33%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor Entire - Slated For Completion 2017</i>								
<i>Explanation : Completely Guttled</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$500	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$500	
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2052	**	5		
Molded Case Bkrs	90%			2052	**	5	\$400	
Wiring								
Thermoplastic	100%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2037	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases And Hallways</i>								
Fluorescent	90%			2037	**	10	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2037	**	10	\$2,100	
Exit, LED	50%			2067	**	1		
Exterior Lighting HID	100%			2037	**	10	\$100	
Alarm								
Security System No Component	80%							
Generic	20%			2037	**	1	\$1,300	
Fire/Smoke Detection No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$2,200	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment Hot Water Boiler	100%			2047	**	1	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$1,300	
Terminal Devices Air Handler	50%			2027	\$46,700	1	\$5,400	
Convactor/Radiator	50%			2032	**	1	\$2,800	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	80%			2027	\$47,100	1	\$6,500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
No Component	20%							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	80%			2027	\$47,100	1	\$8,700	
No Component	20%							
Heat Rejection								
Remote Air Cond	80%			2032	**	2	\$9,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	
Exhaust Fans								
Interior	100%			2035	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galv Iron/Steel	80%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,000	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2022	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2027	\$11,000	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1 (b-4) And 1(1-2)</i>								
<i>Explanation : 2 Units</i>								

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : WEBSTER BRANCH LIBRARY
Address : 1465 YORK AVE. @ EAST 78TH ST.
Borough : MANHATTAN **Agency's Number** : W03
Program / Asset # : NPL0W03.000 / 13377 **Yr Built/Renovated** : 1906 / 2002
Area Sq Ft : 11,801 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,p
Block : 1472 **Lot** : 28 **BIN** : 1045991

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$162,600	
Interior Architecture		\$39,600
Mechanical		\$112,900
Total	\$162,600	\$152,600
Importance Code A	\$162,600	
Importance Code B		\$112,900
Importance Code C		\$39,600
Total	\$162,600	\$152,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$59,500			
Interior Architecture	\$82,500	\$300		
Electrical	\$200	\$12,500	\$400	\$200
Mechanical	\$1,200	\$2,200	\$3,000	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$147,400	\$19,000	\$7,400	\$5,200
Importance Code A	\$60,100	\$600	\$600	\$600
Importance Code B	\$47,200	\$18,400	\$6,800	\$4,600
Importance Code C	\$40,100			
Total	\$147,400	\$19,000	\$7,400	\$5,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$25,800	
Masonry: Granite	5%	0-2	\$23,300	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%			LIFE	**	5	\$7,500	
Metal Panel	5%	0-2	\$1,400	2044	**	5	\$3,700	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	0-2	\$162,600	2049	**	5	\$29,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Apartment</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$2,000	
Masonry: Brick	85%			LIFE	**	5	\$1,500	
Roof								
Roll Roofing	95%	2-4	\$5,200	2023	\$26,200	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$29,600	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,500	
Mosaic Tile	2%			2029	**	5	\$700	
Marble Panels	3%			LIFE	**	5	\$300	
Terrazzo	5%			LIFE	**	5	\$500	
Wood	75%	4+	\$33,800	2052	**	5	\$9,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2027	\$39,600	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Masonry: Brick	5%	4+	\$5,600	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	15%	Now	\$34,500	LIFE	**	5	\$1,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Apartment</i>								
Plaster	70%			LIFE	**	5	\$6,100	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Plaster	100%	0-2	\$8,600	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2044	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			2044	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,400	
Exit, Service	50%			2029	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2029	**	10		
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2029	**	1-3	\$2,200	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2034	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2029	**	1	\$5,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Boiler Room</i>					
		<i>Explanation : 1 Unit</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2032	**	4	\$600
Terminal Devices							
Convactor/Radiator	100%			2029	**	1	\$3,800
Air Conditioning							
Energy Source							
Electricity	100%			2032	**	1	
Conversion Equipment							
Interior Pkg Unit - Cooling	75%			2022	\$112,900	2	\$500
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 75%</i>					
		<i>Location : 4th Floor</i>					
No Component	25%						
Ventilation							
Distribution							
Ductwork/Diffusers	75%			LIFE	**	2-5	\$4,900
No Component	25%						
Exhaust Fans							
Interior	75%			2024	\$9,700	2	\$300
No Component	25%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	**	1	
Water Heater							
Gas Fired	100%			2023	\$2,700	2	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2024	\$11,000	4	\$1,600
Backflow Preventer							
Generic	100%			2019	\$1,100	1	\$700
Fixtures							
Generic	100%						
Vertical Transport							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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

Vertical Transport
Elevators

Hydraulic

100%

LIFE

* *

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

Location : B, 1, 2, 3

Explanation : 1 Unit

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : WEST FARMS BRANCH LIBRARY
Address : 2085 HONEYWELL AVE. NEAR E. 180 ST.
Borough : BRONX **Agency's Number** : W04
Program / Asset # : NPL0W04.000 / 13378 **Yr Built/Renovated** : 1954 / 1996
Area Sq Ft : 15,591 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3123 **Lot** : 61 **BIN** : 2013151

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$104,200	
Electrical		\$108,300
Mechanical		\$260,300
Total	\$104,200	\$368,600
Importance Code A	\$104,200	
Importance Code B		\$368,600
Total	\$104,200	\$368,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$42,800	\$3,000		
Interior Architecture	\$57,900		\$8,400	\$500
Electrical	\$18,300	\$1,200	\$1,700	\$1,300
Mechanical	\$12,200	\$5,500	\$4,500	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,200	\$13,700	\$18,500	\$11,200
Importance Code A	\$43,600	\$3,800	\$800	\$800
Importance Code B	\$86,200	\$9,900	\$17,700	\$10,500
Importance Code C	\$5,400			
Total	\$135,200	\$13,700	\$18,500	\$11,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Masonry: Brick	75%	2-4	\$38,300	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
Pre-Cast Concrete	20%	0-2	\$22,400	LIFE	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Paint Peeling</i>								
Windows								
Aluminum	100%			2049	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$18,600	
Pre-Cast Concrete	15%			LIFE	**	5	\$6,400	
Pre-Cast Concrete	5%	2-4	\$300	LIFE	**	5	\$1,100	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
Roof								
Built-Up (BUR)	100%	Now	\$65,900	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Interior								
Floors								
Carpet	65%			2026		3	\$25,200	
Cast in Place Concrete	15%	Now	\$8,000	LIFE	**	5	\$8,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Rooms - From Ground Water</i>								
Terrazzo	5%	4+	\$11,900	LIFE	**	5	\$1,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Maintenance Corridor And 1st Floor</i>								
Vinyl Tile	15%			2027		3	\$1,900	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	80%			LIFE	**	5-10	\$5,500	
Plaster	20%	Now	\$1,900	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Walls Along Lot Line (North Facade) And Boiler Room.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations In Basement</i>								
Ceilings								
AcousTile,Adhered	30%	Now	\$3,200	2032	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
AcousTileSusp.Lay-In	45%	0-2	\$16,500	2032	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor And Basement</i>								
Gypsum Board	25%			LIFE	**	5-10	\$19,600	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	50%			2037	**	1		
Conduit	50%			2027		1	\$15,500	
Panelboards								
Molded Case Bkrs	70%			2035	**	5	\$300	
Molded Case Bkrs	30%			2026		5	\$4,400	\$100
Wiring								
Braided Cloth	25%	2-4	\$6,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	75%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$108,300	10	\$10,000	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2035	**	10	\$1,400	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
Fluorescent	20%			2035	**	10	\$2,900	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2027	\$11,700	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$3,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Outside</i>					
			<i>Explanation : Cctv Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$9,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$7,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$3,900	2035	**	4	\$800	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Not in Service, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Temperature Control System</i>					

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	60%			2027	\$50,000	1	\$5,800	
Convactor/Radiator	40%			2032	* *	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$52,400	1	\$7,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5 Units. Backyard</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$65,600	1	\$9,600	
Heat Rejection								
Remote Air Cond	100%			2027	\$92,300	2	\$10,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,800	
Exhaust Fans								
Interior	75%			2027	\$12,800	2	\$400	
Roof	25%			2022	\$3,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Electric	100%			2025	\$2,400	4	\$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	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : WESTCHESTER SQUARE BRANCH LIBRARY
Address : 2521 GLEBE AVENUE NEAR OVERING ST.
Borough : BRONX **Agency's Number** : W06
Program / Asset # : NPL0W06.000 / 13380 **Yr Built/Renovated** : 1955 / 2006
Area Sq Ft : 13,026 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$179,400	\$52,300
Interior Architecture	\$39,600	\$132,000
Electrical		\$165,100
Total	\$219,000	\$349,400
Importance Code A	\$179,400	\$52,300
Importance Code B	\$39,600	\$297,100
Total	\$219,000	\$349,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$59,000			
Interior Architecture	\$31,800			\$2,000
Electrical	\$26,400	\$100	\$100	\$300
Mechanical	\$5,700	\$3,400	\$2,500	\$3,100
Total	\$122,900	\$3,500	\$2,700	\$5,300
Importance Code A	\$59,600	\$600	\$600	\$600
Importance Code B	\$53,200	\$2,900	\$2,000	\$4,700
Importance Code C	\$10,100			
Total	\$122,900	\$3,500	\$2,700	\$5,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY

Asset # : 13380

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$6,400	
Masonry: Brick	87%	2-4	\$55,100	LIFE	**	5	\$18,400	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations, All Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$5,700	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Openings</i>								
Granite Panels	5%	Now	\$11,100	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	100%	Now	\$124,300	2052	**	5	\$1,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5-10	\$9,900	
Masonry: Brick	50%	Now	\$18,400	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Masonry: Limestone	5%	Now	\$1,700	LIFE	**	5	\$200	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$10,500	2027	\$52,300			
<i>Alligating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations</i>								
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Center Of Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Center Of Roof</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,000	
Terrazzo	10%			LIFE	**	5	\$2,900	
Vinyl Tile	85%	Now	\$39,600	2027	\$132,000	3	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Basement And 1st Floor</i>								
<hr/>								
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	**	10	\$700	
Plaster	72%			LIFE	**	5-10	\$9,400	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$1,500	
Wood	3%			LIFE	**	5	\$3,700	
<hr/>								
Ceilings								
AcousTileConcealSpLn	45%	Now	\$6,700	2040	**	5	\$5,200	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor At Roof Penetrations</i>								
Metal Panel	45%			LIFE	**	5	\$20,700	
Plaster	10%	Now	\$1,200	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amps And 225 Amps Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	100%			2027	\$31,100	1		

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$14,100	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$13,700	2052	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2027	\$13,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$116,300	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	10%			2022	\$12,900	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$8,700	10	\$1,600	
Exit, Service	50%			2022	\$900	1		
Exterior Lighting								
HID	100%			2022	\$48,700	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$6,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$1,000	
Terminal Devices								
Air Handler	50%			2032	* *	1	\$4,000	
Convactor/Radiator	50%			2040	* *	1	\$2,100	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2032	* *	2	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit, Refrigerant 410a.</i>						
Heat Rejection								
Air Condenser Unit	100%			2027	\$25,800	2	\$9,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,500	
Exhaust Fans								
Roof	100%			2032	* *	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	\$3,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : WOODSTOCK BRANCH LIBRARY
Address : 761 EAST 160TH ST. NEAR FOREST AVE.
Borough : BRONX **Agency's Number** : W07
Program / Asset # : NPL0W07.000 / 13381 **Yr Built/Renovated** : 1914 / 1985
Area Sq Ft : 16,524 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2657 **Lot** : 30 **BIN** : 2004700

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$907,900	\$36,000
Interior Architecture	\$222,500	
Electrical		\$193,000
Mechanical		\$155,300
Total	\$1,130,400	\$384,300
Importance Code A	\$907,900	\$36,000
Importance Code B	\$152,700	\$348,300
Importance Code C	\$69,800	
Total	\$1,130,400	\$384,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$58,100		\$9,900	
Interior Architecture	\$129,300			\$7,000
Electrical	\$40,500		\$100	\$200
Mechanical	\$14,100	\$2,700	\$5,900	\$2,300
Total	\$242,100	\$2,700	\$15,800	\$9,500
Importance Code A	\$58,900	\$800	\$10,700	\$800
Importance Code B	\$182,200	\$1,900	\$5,100	\$7,400
Importance Code C	\$1,000			\$1,200
Total	\$242,100	\$2,700	\$15,800	\$9,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$538,900	LIFE	**	5	\$36,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Custodian Apartment Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction - Slated For Completion 2017. Report To Follow Is A Carryover From 2008</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,200	
Masonry: Limestone	30%	Now	\$180,100	LIFE	**	5	\$12,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Windows								
Aluminum	15%	Now	\$24,600	2052	**	5	\$300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Vacant Custodian Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacant Custodian Apartment</i>								
Aluminum	30%	Now	\$4,900	2043	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Wall</i>								
Steel	5%	Now	\$10,200	2052	**	5	\$1,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Wood	50%			2035	**	5	\$19,700	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$108,500	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Façade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Façade</i>								
<i>Explanation : Protection Fabric Has Been Installed</i>								
Masonry: Limestone	20%	Now	\$5,200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping And South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Sandstone	5%	Now	\$11,100	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At East, West And North Parapets</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping At East, West And North Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping At North Parapets</i>								
<i>Explanation : This Material Is Actually Bluestone</i>								
Roof								
Modified Bitumen	100%	Now	\$80,300	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third And First Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third And First Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third And First Floors</i>								

Interior

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	2-4	\$94,500	2029	**	3	\$11,200	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2036	**	5	\$1,200	
Vinyl Tile	45%	Now	\$94,400	2037	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, Second And Third Floors</i>								
Wood	10%	Now	\$24,400	2055	**	5	\$2,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor At Custodian Apartment</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor At Custodian Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	
Plaster	90%	Now	\$69,800	LIFE	**	5	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Third Floors At Custodian Apartment</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First And Third Floors</i>								

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

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	10%	Now	\$4,000	LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	90%	Now	\$58,300	LIFE	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Second Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First And Third Floors</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Third Floors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,000	5	\$400	
Raceway								
Conduit	100%			2027	\$31,100	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$14,100	5	\$400	
Wiring								
Braided Cloth	95%	2-4	\$26,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2022	\$131,200	10	\$12,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	20%			2035	**	10	\$3,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2022	\$4,000	1		
Emergency, Battery	50%			2022	\$11,000	10	\$2,000	
Exterior Lighting								
HID	100%			2022	\$61,800	10	\$100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Survey. Under Construction. Kept The Same Information From Last Survey.</i>								
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$8,200	
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$1,200	
Terminal Devices								
Air Handler	20%			2022	\$17,700	1	\$2,000	
Convactor/Radiator	80%			2032	**	1	\$4,300	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2027	\$55,600	1	\$7,700	
Terminal Devices Direct Expansion	100%			2027	\$50,800	1		
Heat Rejection Remote Air Cond	100%			2032	**	2	\$11,500	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$2,600	2027	\$13,000	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Both Roof Fans - Replace Motors, Belts And Enclosure Covers</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	\$48,900	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cold Water Service Valves, Strainer And Check Valve Are Corroded</i>								
Water Heater								
Gas Fired	100%			2025	\$3,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2022	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2022	\$11,000	4	\$2,500	
Backflow Preventer								
No Component	90%							
Generic	10%			2032	* *	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.
Borough : MANHATTAN **Agency's Number** : Y01
Program / Asset # : NPLOY01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013
Area Sq Ft : 13,112 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-Jun-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$428,300	
Interior Architecture	\$74,700	\$27,100
Electrical	\$103,400	
Mechanical		\$36,200
Total	\$606,500	\$63,300
Importance Code A	\$428,300	
Importance Code B	\$139,600	\$63,300
Importance Code C	\$38,600	
Total	\$606,500	\$63,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,800	\$9,100		
Interior Architecture	\$77,100	\$600		\$6,700
Electrical	\$31,500	\$43,800		
Mechanical	\$3,100	\$1,600	\$3,800	\$1,600
Total	\$122,500	\$55,200	\$3,800	\$8,400
Importance Code A	\$10,800	\$9,200		
Importance Code B	\$108,400	\$46,000	\$3,800	\$8,400
Importance Code C	\$3,300			
Total	\$122,500	\$55,200	\$3,800	\$8,400



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.

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$96,800	LIFE	**	5	\$29,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	0-2	\$129,700	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	15%	0-2	\$39,700	2049	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South And West Facades</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South And West Facades</i>								
Wood	85%	0-2	\$162,100	2049	**	5	\$19,900	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	0-2	\$9,400	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	2-4	\$1,400	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	**	10	\$9,100	

Interior

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	60%	2-4	\$48,800	2023	\$162,800	3	\$17,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2024	\$27,100	3	\$1,500	
Vinyl Tile	10%	Now	\$18,100	2034	**	3	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile	10%	2-4	\$18,100	2034	**	3	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	20%	2-4	\$3,300	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%			LIFE	**	5	\$6,700	
Plaster	20%	Now	\$38,600	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Third Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
Ceilings								
AcousTileConcealSpLn	5%			2029	**	5	\$1,200	
Exposed Concrete	5%	0-2	\$1,700	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%			LIFE	**	5	\$8,600	
Plaster	20%	Now	\$22,300	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd And 4th Floors</i>								

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

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Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	80%			2024	\$27,200	1		
Conduit	20%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	75%			2023	\$12,100	5	\$300	
Molded Case Bkrs	20%			2032	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$21,000	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$32,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,300	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2029	**	10	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floors Reading Area</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	35%			2019	\$49,800	10	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floors Library Staff Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	15%			2019	\$21,300	2		
Egress Lighting								
Emergency, Battery	50%			2019	\$9,600	10	\$1,600	
Exit, Service	50%			2019	\$1,000	1		
Exterior Lighting								
HID	100%			2019	\$53,600	10		

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

Heating

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Replacement</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Air Handler	40%			2024	\$30,600	1	\$3,200	
Convactor/Radiator	60%			2029	**	1	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2024	\$36,200	1	\$4,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 75%</i>						
		<i>Location : 3rd Floor</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : 1st And 2nd Floors</i>						
		<i>Explanation : Not Enough Cooling</i>						
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2024	\$33,900	1	\$6,100	
No Component	25%							
Heat Rejection								
Air Condenser Unit	75%			2024	\$16,000	2	\$6,900	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$2,900	
No Component	60%							
Exhaust Fans								
Interior	40%			2024	\$6,300	2	\$200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$3,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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

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