

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** : O01
Program / Asset # : NPL001.000 / 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%			2044	**	5	\$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	Fluorescent	5%			2029	**	10	\$600	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 3rd Floor</i>									
Fluorescent	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	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	Incandescent	1%			2029	**	2		
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2029	**	10	\$1,700	
Exit, LED	Exit, LED	30%			2052	**	1		
Exit, Service	Exit, Service	20%			2029	**	1		
Exterior Lighting									
Incandescent	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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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

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

Alarm

Fire/Smoke Detection	Generic	100%		2032		**	1-3	\$8,500
<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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority

Heating

Energy Source	Natural Gas	100%		2034		**	1	
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hazard! Gas Meter Is Located Next To Electrical Control Board</i>								

Conversion Equipment	Hot Water Boiler	100%		2029		**	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%		2032		**	4	\$700
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Terminal Devices	Convector/Radiator	100%		2029		**	1	\$4,500
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Air Conditioning

Energy Source	Electricity	100%		2032		**	1	
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Conversion Equipment	Exterior Pkg Unit - Cooling	100%		2024	\$69,000	2		\$800
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Roof Top Units</i>								

Ventilation

Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$7,700
<i>Exhaust Fans</i>								
<i>Roof</i>								

Plumbing

H/C Water Piping	Brass/Copper	100%		2034		**	1	
<i>Water Heater</i>								
<i>Gas Fired</i>								
<i>Sanitary Piping</i>								
<i>Cast Iron</i>								
<i>LIFE</i>								
<i>**</i>								

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115TH STREET BRANCH LIBRARY
Asset # : 13353

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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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Print Date : 16-Sep-2016

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 # : NPL00O02.000 / 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	% 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	\$8,600	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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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%			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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Asset # : 13354

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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			
System	Component	% 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			
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 : 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	Convector/Radiator	100%	Now	\$1,500	2032		**	4	\$700
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Boiler Room</i>									
Terminal Devices	Convector/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	Corroded, Extent : Severe, Area Affected : 30%	100%	Now	\$9,100	2029		**	2	\$7,800
<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									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
125TH STREET BRANCH LIBRARY
Asset # : 13354

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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	**	\$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			
System	Component	% 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
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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

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
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								
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
Heating									
Distribution									
Hot Wtr Piping/Pump		30%			2032		**	4	\$200
No Component		70%							
Terminal Devices									
Convector/Radiator		30%			2029		**	1	\$1,600
No Component		70%							
Air Conditioning									
Energy Source									
Electricity		100%			2040		**	1	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling		80%			2024	\$86,200	2		\$800
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Explanation : 4 Roof Top Package Units</i>									
Split Unit		20%			2029		**		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i> <i>Location : Roof</i>									
Terminal Devices									
Fan Coil - Cooling		20%			2029		**	1	\$1,100
No Component		80%							
Heat Rejection									
Air Condenser Unit		20%			2029		**	2	\$2,300
No Component		80%							
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE		**	2-5	\$9,200
Exhaust Fans									
Roof		100%			2024	\$13,000	2		\$500
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2044		**	1	
Water Heater									
Gas Fired		100%			2023	\$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%			2024	\$11,000	4		\$1,600
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.

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** 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Type	Total	(Years)		FY		(Yrs)		
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 : 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			
System	Component	% 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Plaster	100%	4+	\$5,900	LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15% Location : Stairwell</i>									
Ceilings	Plaster	100%			LIFE	**	5-10	\$33,700	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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% Location : Electrical Room 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% 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% Location : Throughout The Building Explanation : Using T-8 Lamps</i>									
Fluorescent	45%				2022	\$60,800	10	\$5,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Using T-12 Lamps</i>									
Fluorescent	5%				2027	\$6,800	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			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		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%			2047		** 1		
Conversion Equipment								
Hot Water Boiler	100%			2047		** 1	\$6,700	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Basement</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2043		** 4	\$1,000	
Terminal Devices								
Convector/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% Location : Roof 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			
System	Component	% 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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. Maintenance \$ are aggregated over a 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors	Carpet	50%			2025	\$132,900	3	\$15,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100% 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% Location : Multipurpose Room</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25% 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% 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% Location : Throughout</i>							
	Wood	13%	Now	\$26,800	2052	**	5	\$2,600	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Old Custodial Apartment</i>							
		<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10% Location : Wood Stair At Back Of Building Up To Custodial Apartment</i>							
		<i>Split/Cracked, Extent : Moderate, Area Affected : 25% Location : Old Custodial Apartment</i>							
		<i>Worn/Eroded, Extent : Severe, Area Affected : 25% Location : Old Custodial Apartment</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 20% Location : Back Of Building Up To Custodial Apartment</i>							
		<i>Explanation : Creaking Wood Stair</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.

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

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

Interior

Interior Walls

Ceramic Tile

2% 2-4 \$500 2033 * * 5 \$200

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

Location : Throughout

Glass: Single Pane

2% LIFE * * 5 \$300

Gypsum Board

60% LIFE * * 5 \$7,000

Masonry: Brick

3% Now \$500 LIFE * *

Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%

Location : Boiler Room In Basement

Plaster

10% LIFE * * 5 \$600

Plaster

15% Now \$6,900 LIFE * * 5 \$900

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

Location : Old Custodial Apartment

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

Location : Old Custodial Apartment

Water Penetration, Extent : Severe, Area Affected : 30%

Location : Old Custodial Apartment

Wood

5% 4+ \$1,100 LIFE * * 5 \$3,900

Deteriorated Finish, Extent : Moderate, Area Affected : 10%

Location : Wainscots Throughout

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

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Old Custodial Apartment

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

Location : Old Custodial Apartment

Water Penetration, Extent : Moderate, Area Affected : 30%

Location : Old Custodial Apartment

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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 \$1,500 5 \$100

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

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

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.
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** 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Type		Total	(Years)		FY		(Yrs)		
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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Type		Total	(Years)		FY		(Yrs)		
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>									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
Convector/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>									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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%			2044	* *		1-2	\$1,200	
Generic	30%								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System	Component	% 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Glazed Ceramic Panel	5%		LIFE	**	10	\$1,000	
Plaster	95%	Now	\$8,600	LIFE	**	5	\$6,500

*Recent Replace Evident, Extent : Light, Area Affected : 30%**Location : Basement Offices*

Ceilings

AcousTileConcealSpLn	70%		2040	**	5	\$18,500
AcousTileConcealSpLn	15%		2044	**	5	\$4,000

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Basement*

Plaster	15%		LIFE	**	5-10	\$5,500
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch*

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
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	40%		2027	\$11,000	1	
Thermoplastic	20%		2047	**	1	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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.
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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 : 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
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%			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	
Convector/Radiator	45%			2030	**	1	\$7,400	
Fan Coil Unit/Heat	5%			2025	\$37,700	1	\$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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Energy Source								
	Electricity	100%			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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Fire Suppression									
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 : 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			
System	Component	% 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	\$82,900	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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%		2036		**	5	\$5,900
Concrete Masonry Unit	70%	0-2	\$181,500	LIFE	**	5	\$33,000

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Stairwells

Folding Partition	5%	Now	\$23,200	2035	**	5	\$7,400
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Unit Inoperable, Extent : Light, Area Affected : 5%

Location : 2nd Floor, Adjacent To Elevator Lobby

Gypsum Board	15%		LIFE		**	5-10	\$30,000
Metal Panel	5%		LIFE		**	10	\$2,700

Ceilings

AcousTile	20%		2044		**	5	\$16,200
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Exposed Concrete	80%		LIFE		**	5-10	\$64,700
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Electrical

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room / 3rd Floor

Explanation : Main Service Disconnect Switch Rated @ 1000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%		2027	\$32,000	5	\$600
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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
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$900	1		
Exterior Lighting									
HID		20%			2027		\$15,900	10	
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$68,200	1	\$7,900	
Convector/Radiator		40%			2032	**	1	\$2,800	
Air Conditioning									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
Electricity		100%			2043		**	1	
Conversion Equipment									
Reciprocating		85%			2022	\$60,800	1	\$8,400	
Compr/Chiller									
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 85% Location : 3rd Floor Mechanical Room</i>							
		<i>Other Observation, Extent : Light, Area Affected : 15% Location : Roof Explanation : 1 Unit. R-410a.</i>							
Split Unit		15%			2032		**		
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% Location : 1-3 Floors 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 : 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Glazed Ceramic Panel		5%			LIFE	**	5	\$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>									
Windows									
Aluminum		100%			2049	**	5	\$5,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
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>									
Pre-Cast Concrete		10%			LIFE	**	5	\$3,800	
Roof									
Copper/Terne		5%	Now	\$1,500	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Emergency Stairs</i>									
Modified Bitumen		95%	Now	\$24,600	2022	\$123,100			
<i>Alligatoring, 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>									
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>									
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>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile

5% 2030 ** 5 \$900

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

Location : Bathrooms

Explanation : Slated For Upgrade In 2017

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

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Multipurpose Room

AcousTileSusp.Lay-In	15%	2040	**	5	\$4,700
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Other Observation, Extent : Light, Area Affected : 100%

Location : Children Reading Room

Explanation : Wire Suspended

Exposed Concrete	35%	LIFE	**	5-10	\$13,700
Plaster	10% Now	\$4,100 LIFE	**	5	\$2,000

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

Location : Rear Emergency Stairwell

Paint Peeling, Extent : Moderate, Area Affected : 5%

Location : Rear Emergency Stairwell

Wood	5%	LIFE	**	5	\$27,500
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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%	2057	**	5	\$600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Outside

Explanation : One 400 Amps Main Disconnect Switch

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

Maintenance \$ are aggregated over a 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		
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	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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>								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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

Maintenance \$ are aggregated over a 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 : BRONX LIBRARY CENTER REFERENCE CENTER
Address : 310 EAST KINGSBIDGE 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			
System	Component	% 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			

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%		2044		**	5	\$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									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	70%			2029	**	10	\$47,800	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>							
Fluorescent		30%			2029	**	10	\$20,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building 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% Location : Throughout The Building 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% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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% Location : Basement Boiler Room Explanation : 9 Small Units</i>							
Distribution									
Hot Wtr Piping/Pump		100%			2046	**	4	\$5,500	
Terminal Devices									
Air Handler		70%			2032	**	1	\$32,200	
Convector/Radiator		30%			2037	**	1	\$7,200	
Air Conditioning									

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
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

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

All component repairs & estimates are in current dollars.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	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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*** 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 : 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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 Maintenance \$ are aggregated over a 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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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>									

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

Maintenance \$ are aggregated over a 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

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

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

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Main Reading Room**Explanation : Repairs In Progress*

Ceilings

AcousTileConcealSpln	5%	2032	**	5	\$75,600
AcousTileSusp.Lay-In	5%	2040	**	5	\$60,500
Exposed Concrete	12%	LIFE	**	5-10	\$181,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Area Under Bryant Park**Explanation : Stack / Archive Storage*

Exposed Struc: Steel	8%	LIFE	**	10	\$193,500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Below Main Reading Room**Explanation : Book Stacks*

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

*Repairs in Progress, Extent : Light, Area Affected : 35%**Location : Main Reading Room*

Plaster	12%	LIFE	**	5-10	\$249,400
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Electrical

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%	2057	**	3	\$2,800
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 3000 Amps Main Disconnect Switch (hpc)*

Transformers

Dry Type	100%	2047	**	3	\$3,600
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two-750 Kva, 208 Pri 10kv - 480/277 Sec*

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

Maintenance \$ are aggregated over a 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

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
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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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
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>									

Note : 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
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Convector/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	
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Explanation : R123 Refrigerant</i>								
Centrifugal, Elec Chiller	35%			2042	**	1	\$244,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Engine Room</i>								
Reciprocating Compr/Chiller								
20%				2027	\$475,500	1	\$60,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
No Component	10%							
Distribution								
Chilled Wtr Pipe/Pump	90%			2037	**	4	\$28,700	
No Component	10%							

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** 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 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	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, I-3 (1) I-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, I- Attic</i>								
	<i>Explanation : 1 Unit</i>								
Fire Suppression									
Standpipe									
Generic	100%				2037		** 1-5	\$326,100	

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** 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	No Component	95%							
	Generic	5%			2047		* *	1-2	\$9,100

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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 : 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



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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
CHATHAM SQUARE BRANCH LIBRARY

Asset # : 13325

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

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** 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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%			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									
	Convector/Radiator	100%			2029		**	1	\$4,500
Air Conditioning									
	Energy Source								
	Electricity	100%			2032		**	1	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
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		**		
Fire Suppression									
Sprinkler									
No Component		80%							
Generic		20%			2034		** 1-2	\$800	

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

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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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 Façade</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>							

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority								
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			
System	Component	% 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 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.
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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
COLUMBUS BRANCH LIBRARY
Asset # : 13327

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
Hot Wtr Piping/Pump		100%			2043	**	4	\$900	
Terminal Devices									
Convector/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.

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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



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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY

Asset # : 4221

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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			
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		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%			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
Convector/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	\$18,400	2		\$700
Plumbing									
H/C Water Piping									
Brass/Copper		20%			2037		**	1	
Galv Iron/Steel		80%			2032		**	1	
Water Heater									
Gas Fired		100%			2025	\$5,400	2		\$300
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
Storm Drain Piping									
Cast Iron		100%			LIFE		**	1	
Sump Pump(s)									
Submersible		100%			2018	\$6,600	4		\$2,500

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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
COUNTEE CULLEN BRANCH LIBRARY

Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	2-4	\$78,000	LIFE	**	5	\$26,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Masonry: Granite	5%	2-4	\$21,800	LIFE	**	5	\$1,400	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Masonry: Limestone	25%	2-4	\$100,800	LIFE	**	5	\$7,000	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout</i>							
Windows									
	Aluminum	100%	2-4	\$31,700	2040	**	5	\$1,900	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 20% Location : Throughout</i>							
Parapets									
	Cast Stone/Terra Cotta	10%	4+	\$4,200	LIFE	**	5	\$2,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Masonry: Brick	90%			LIFE	**	5	\$3,000	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% 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% 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% 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% Location : Throughout</i>							
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$11,700	2037	**	5	\$3,000	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20% 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	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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

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
EPIPHANY BRANCH LIBRARY
Asset # : 13331

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

Alarm

Fire/Smoke Detection									
No Component	70%								
Generic	30%			2019	\$49,900	1-3		\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : No Smoke And Heat Detectors</i>									

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

Heating

Energy Source									
Natural Gas	100%				2044		**	1	
<i>Conversion Equipment</i>									
<i>Hot Water Boiler</i>									
<i>100%</i>									
<i>2029</i>									
<i>**</i>									
<i>1</i>									
<i>\$8,000</i>									

Distribution									
Hot Wtr Piping/Pump	100%	Now	\$1,600	2032			**	4	\$800
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Boiler Supply Isolating Valve</i>									
<i></i>									

Terminal Devices									
Air Handler	60%				2024		\$52,000	1	\$6,000
Convector/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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3rd Floor Mechanical Room</i>									
<i>Explanation : Obsolete Equipment</i>									

Exterior Pkg Unit - Cooling	25%	Now	\$900	2019	\$18,500	2			
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Control System</i>									
<i></i>									

Heat Rejection									
Remote Air Cond	50%	0-2	\$48,000	2034			**	2	\$4,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Obsolete Equipment</i>									

No Component	50%								
<i></i>									
<i></i>									
<i></i>									

Ventilation									
Distribution									
Ductwork/Diffusers	100%				LIFE		**	2-5	\$9,000
<i></i>									
<i></i>									
<i></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
EPIPHANY BRANCH LIBRARY
Asset # : 13331

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

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 : 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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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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	\$11,100
Skylight, Metal/Glass		3%	2-4	\$16,900	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.

Maintenance \$ are aggregated over a 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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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>							

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

Maintenance \$ are aggregated over a 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

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

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

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

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*** 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			
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		65%	0-2	\$45,100	2034		** 2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Top Unit</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100% 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% 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% 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% 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% Location : Drain In The Basement</i>							
Fixtures									
Generic		100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout</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 : 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.
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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
FRANCIS MARTIN BRANCH LIBRARY

Asset # : 13333

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

Asset # : 13333

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

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY

Asset # : 13333

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

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

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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
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>									
Distribution									
Hot Wtr Piping/Pump		100%			2043		**	4	\$1,300
Terminal Devices									
Air Handler		10%			2027		\$9,200	1	\$1,100
Convector/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>									
Air Conditioning									
Energy Source	Electricity	100%			2043		**	1	
Conversion Equipment									
Reciprocating		10%			2027		\$5,800	1	\$800
Compr/Chiller									
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>									
Terminal Devices									
Air Handler/Cool/Ht		10%			2027		\$7,200	1	\$1,100
No Component		90%							
Heat Rejection									
Remote Air Cond		10%			2027		\$10,100	2	\$1,200
No Component		90%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE		**	2-5	\$15,100
Exhaust Fans									
Interior		90%			2027		\$16,900	2	\$500
Roof		10%			2027		\$1,300	2	\$100
Plumbing									
H/C Water Piping									
Brass/Copper		30%			2047		**	1	
Galv Iron/Steel		70%			2040		**	1	
Water Heater									
Gas Fired		100%			2027		\$3,900	2	\$300
<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	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2034		**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							

Explanation : Main Service Disconnect Switch Rated @ 800 Amperes

Switchgear / Switchboard									
Molded Case Bkrs	100%		2034		**	5	\$500		
<hr/>									
Raceway									
Conduit									
<hr/>									
Panelboards									
Fused Disc Sw	2%		2032		**	5			
Molded Case Bkrs	98%		2032		**	5	\$500		
<hr/>									
Wiring									
Thermoplastic	100%		2034		**	1			
<hr/>									
Motor Controllers									
Locally Mounted	50%		2022	\$16,400	5		\$100		
Locally Mounted	50%		2029		**	5	\$100		

Ground

Grounding Devices

Generic	100%	Now	\$10,300	LIFE		**	5	\$300
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								

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.

Maintenance \$ are aggregated over a 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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% Location : Basement</i>									
Fluorescent		90%		2029	**	10		\$14,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Light Fixtures</i>									
Fluorescent		5%		2024	\$9,600	10		\$800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% 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% Location : Hallways Explanation : Intrusion Alarm Only</i>									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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% Location : Basement Boiler Room Explanation : 1 Unit</i>									
Distribution	Hot Wtr Piping/Pump	100%		2032	**	4		\$900	
Terminal Devices	Convector/Radiator	100%	Now	\$9,100	2022	\$181,400	1	\$5,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 20% 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Reciprocating		30%			2019	\$19,500	1	\$2,500	
Compr/Chiller									
		<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 -		70%			2024	\$62,000	2	\$800	
Cooling									
		<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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Type	Total	(Years)		FY		(Yrs)		
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					
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
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												

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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	% 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

*Broken/Missing Elements, Extent : Severe, Area Affected : 15%**Location : Basement*

Interior Walls

Plaster	100%		LIFE	**	5-10	\$32,400
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Ceilings

AcousTileSusp.Lay-In	70%	0-2	\$31,400	2040	**	5	\$9,800
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*Staining/Discoloring, Extent : Moderate, Area Affected : 30%**Location : Third Floor**Water Penetration, Extent : Severe, Area Affected : 5%**Location : At Stair Landing Opposite Main Desk*

Plaster	30%		LIFE	**	5-10	\$14,400
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Electrical

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch*

Molded Case Bkrs	50%		2027	\$700	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 350 Amps Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%		2027	\$32,000	5	\$500
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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
Molded Case Bkrs	75%		2043	**	5

Wiring

Braided Cloth	20%	2-4	\$5,500	2052	**	1
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*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Basement*

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
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									
Convector/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	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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>									
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 : 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 : 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		
System	Component	% 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		
	<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
	<i>Location : Street Facade</i>								
Windows									
	Aluminum	100%			2035	**	5	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Throughout</i>								
	<i>Explanation : Protective Metal Grilles</i>								
Roof									
	Cast in Place Concrete	5%	Now	\$200	LIFE	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Awning Over Main Entrance</i>								
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Main Entrance</i>								
	<i>Explanation : Awning Actually Pre-cast Concrete Panels</i>								
	Not Accessible	95%							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	<i>Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only - No Ladder Was Available For Access</i>								
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	
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
	<i>Location : At Structural Column Containing Roof Drain</i>								
Ceilings									
	Plaster	100%			LIFE	**	5-10	\$29,400	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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 800 Amps Main Disconnect Switch</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
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard	Molded Case Bkrs	100%			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	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
Fire/Smoke Detection	No Component	80%							
	Generic, Digital	20%			2035		** 1-3	\$1,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	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	
	Convector/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%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 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



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

Asset # : 4224

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 GRANGE BRANCH LIBRARY

Asset # : 4224

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
Cast in Place Concrete		10%			LIFE		**	5	\$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>									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 GRANGE BRANCH LIBRARY

Asset # : 4224

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

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			
System	Component	% 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%		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
Molded Case Bkrs	60%		2040	**	5

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%			

Lighting

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

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY

Asset # : 4224

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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%		2022	\$57,300	1		\$11,600	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room 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.

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY

Asset # : 4224

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2023	\$128,000	4	\$1,700	
Terminal Devices									
	Air Handler	80%			2032	**	1	\$11,600	
	Convector/Radiator	20%			2029	**	1	\$1,500	
Air Conditioning									
Energy Source									
	Electricity	100%			2032	**	1		
Conversion Equipment									
	Reciprocating	50%			2019	\$43,200	1	\$5,500	
	Compr/Chiller								
<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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** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY

Asset # : 4224

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Storm Drain Piping	Cast Iron	100%	Now	\$1,800	LIFE		**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>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%</i>									
<i>Location : Basement Fan Room</i>									
<i>Explanation : 1 Unit</i>									
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 : 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.

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

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.
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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
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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>									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
<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	\$77,900	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			
System	Component	% 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.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2044		**	5	\$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	50%			2044		**	5	
	Molded Case Bkrs	50%			2024	\$16,000	5		\$200
Raceway									
	Conduit	20%			2024		\$6,200	1	
	Conduit	80%			2044		**	1	
Panelboards									
	Fused Disc Sw	5%			2032		**	5	
	Molded Case Bkrs	15%			2023	\$2,200	5		\$100
	Molded Case Bkrs	80%			2040		**	5	\$300
Wiring									
	Thermoplastic	80%			2044		**	1	
	Thermoplastic	20%			2024	\$5,500	1		
Motor Controllers									
	Locally Mounted	80%			2037		**	5	\$100
	Locally Mounted	20%			2022	\$6,000	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE		**	5	\$200
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>									
Egress Lighting									
	Emergency, Battery	50%			2029		**	10	\$1,600
	Exit, Service	50%			2029		**	1	
Exterior Lighting									
	HID	100%			2024	\$48,900	10		
Alarm									

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** 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
Security System	Generic	100%		2032		**	1	\$4,900	
<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									
Fire/Smoke Detection	Generic	100%		2032		**	1-3	\$8,100	
<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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Heating	Energy Source	100%		2034		**	1		
Heating	Natural Gas	100%							
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Hazard! Gas Meter Is Located Inside The Electrical Room</i>									
Conversion Equipment									
Conversion Equipment	Hot Water Boiler	100%		2029		**	1	\$6,500	
Conversion Equipment	Hot Water Boiler	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 1 Unit</i>									
Distribution									
Distribution	Hot Wtr Piping/Pump	100%		2032		**	4	\$600	
Distribution	Hot Wtr Piping/Pump	100%							
Terminal Devices									
Terminal Devices	Convector/Radiator	100%		2029		**	1	\$4,200	
Terminal Devices	Convector/Radiator	100%							
Air Conditioning									
Air Conditioning	Energy Source	100%		2032		**	1		
Air Conditioning	Electricity	100%							
Conversion Equipment									
Conversion Equipment	Interior Pkg Unit - Cooling	20%		2022	\$33,300	2		\$200	
Conversion Equipment	Interior Pkg Unit - Cooling	20%							
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>									
<i>Location : Basement And Auditorium</i>									
Conversion Equipment	Exterior Pkg Unit - Cooling	80%		2024	\$47,800	2		\$600	
Conversion Equipment	Exterior Pkg Unit - Cooling	80%							
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>									
<i>Location : Roof</i>									
Terminal Devices									
Terminal Devices	Direct Expansion	20%		2024	\$8,000	1			
Terminal Devices	No Component	80%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	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

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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		
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
Efflorescence, Extent : Moderate, Area Affected : 40% Location : Throughout Leroy Street Facade									
Masonry: Granite		2%			LIFE		**	5	\$300
Masonry: Limestone		6%			LIFE		**	5	\$1,000
Windows									
Wood		40%	Now	\$53,700	2049		**	5	\$9,600
Deteriorated Finish, Extent : Moderate, Area Affected : 70% Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 50% Location : Most Windows									
Wood		50%			2032		**	5	\$24,100
Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout									
Wood		10%	Now	\$13,400	2049		**	5	\$2,400
Broken/Missing Elements, Extent : Severe, Area Affected : 100% Location : Top Floor Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Top Floor Apartment									
Parapets									
Masonry: Brick		20%	2-4	\$22,400	LIFE		**	5	\$1,000
Loose/Delam Surface, Extent : Moderate, Area Affected : 33% Location : Throughout									
Parge/Tar Separating, Extent : Light, Area Affected : 100% Location : Roof Side Of Wall									
Masonry: Brick		65%			LIFE		**	5	\$3,200
Masonry: Limestone		10%			LIFE		**	5	\$600
Metal Panel		5%	2-4	\$18,700	2054		**	5	\$500
Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Bulkhead Apartment Roof									
Staining/Discoloring, Extent : Moderate, Area Affected : 100% Location : Bulkhead Apartment Roof									
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	\$201,500	3		\$12,000

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

*All component repairs & estimates are in current dollars.
Estimates are rounded to the nearest hundred dollars.*

Maintenace \$ are aggregated over a 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 - ECRC BRANCH LIBRARY
Asset # : 13340

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

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
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Top Floor Apartment</i>							
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Top Floor Apartment</i>							

Electrical

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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%		2024	\$1,500	5	\$500
<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

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
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
<i>Location : Throughout</i>						

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.

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

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%	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		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%			2037	**	1	\$8,700	
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$900	
Terminal Devices								
Air Handler	20%			2024	\$18,800	1	\$2,200	
Convector/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 - ECRC BRANCH LIBRARY
Asset # : 13340

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Int Pkg Unit -		20%			2022	\$69,300	2	\$200	
Heating/Cooling									
Exterior Pkg Unit -		80%	4+	\$12,900	2019	\$64,300	2	\$700	
Cooling									
		<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.

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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 : 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Flashing And Coping									
Roof									
Roll Roofing		100%	Now	\$3,100	2026	\$61,800	5	\$12,600	
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Second Floor Children Community Room And Stair									
Interior									
Floors									
Carpet		55%			2026	\$142,800	3	\$16,900	
Cast in Place Concrete		5%	Now	\$1,100	LIFE	**	5	\$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
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	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Children Community Room And Stair									
Ceilings									
AcousTile,Adhered		20%			2032	**	5	\$4,100	
Plaster		75%			LIFE	**	5-10	\$26,500	
Plaster		5%	Now	\$700	LIFE	**	5	\$600	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Second Floor Children Community Room									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 400 Amperes									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
Conduit	Conduit	70%			2027	\$21,700	1		
Conduit	Conduit	30%			2037	**	1		
Panelboards									
Molded Case Bkrs	Molded Case Bkrs	40%			2026	\$5,900	5	\$100	
Molded Case Bkrs	Molded Case Bkrs	40%			2035	**	5	\$100	
Molded Case Bkrs	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	Thermoplastic	50%			2037	**	1		
Thermoplastic	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>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection Generic, Digital	100%	2035	* *	1-3	\$8,400
<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 And Horns</i>					

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

Heating

Energy Source Natural Gas	100%	2047	* *	1	
<i>Conversion Equipment</i>					
Hot Water Boiler	100%	2040	* *	1	\$6,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Basement</i>					
<i>Explanation : 1 Natural Gas Fired Hot Water Boiler</i>					

Distribution Hot Wtr Piping/Pump	100%	2035	* *	4	\$1,000
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Terminal Devices Convector/Radiator	100%	2025	\$128,400	1	\$4,400
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Air Conditioning

Energy Source Electricity	100%	2043	* *	1	
<i>Conversion Equipment</i>					
Exterior Pkg Unit - Cooling	70%	2022	\$43,900	2	\$600
Exterior Pkg Unit - Cooling	30%	2032	* *	2	\$300

Distribution Ductwork/Diffusers	75%	LIFE	* *	2	\$16,700
No Component	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	
<i>Water Heater</i>					
Gas Fired	100%	2026	\$3,200	2	\$200

Recent Installation, Extent : Light, Area Affected : 100%
Location : Basement

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
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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.
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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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

Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

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
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%		2044	**	5	\$500
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Raceway

Conduit	100%		2044	**	1	
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Panelboards

Fused Disc Sw	5%		2040	**	5	
Molded Case Bkrs	95%		2040	**	5	\$400

Wiring

Thermoplastic	100%		2044	**	1	
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Motor Controllers

Locally Mounted	100%		2037	**	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
INWOOD BRANCH LIBRARY
Asset # : 13342

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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% Location : Throughout The Building</i>							
	Fluorescent	35%			2029		** 10	\$5,600	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 35% 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	% 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% Location : Basement</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100% 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	
	Convector/Radiator	40%			2037		** 1	\$2,200	
Air Conditioning	Energy Source								
	Electricity	100%			2040		** 1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Exterior Pkg Unit - Cooling		30%			2024	\$23,800	2		\$300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% 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% 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% Location : B-2 Explanation : One Unit</i>									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2034		**	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		
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		
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
Hot Wtr Piping/Pump		60%			2032		**	4	\$600
Steam Piping/Pump		40%			2034		**	4	\$600
Terminal Devices									
Convector/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		\$1,800	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		\$3,500	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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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									
Vertical Transport	Generic	100%							
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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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 @ 800 Amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw		100%			2050	**	5	\$100	
Raceway									
Conduit		100%			2050	**	1		
Panelboards									
Molded Case Bkrs		100%			2046	**	5	\$300	
Wiring									
Thermoplastic		100%			2050	**	1		
Motor Controllers									
Locally Mounted		100%			2041	**	5	\$100	
Ground									
Grounding Devices									
Generic		100%			LIFE	**	5	\$200	
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>									
Egress Lighting									
Emergency, Battery		50%			2032	**	10	\$1,500	
Exit, Service		50%			2032	**	1		

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	90%							
	Generic	10%		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>							

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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



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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
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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

** 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

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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				
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting										
Interior Lighting	Fluorescent	55%		2032		**	10	\$69,800		
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>								
Fluorescent	Fluorescent	20%		2035		**	10	\$25,400		
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>								
Fluorescent	Fluorescent	5%		2027	\$68,700	10		\$6,300		
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Basement</i>								
Fluorescent	Fluorescent	10%		2032		**	10	\$12,700		
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>								
Incandescent	Incandescent	10%		2032		**	2	\$300		
Egress Lighting										
Emergency, Battery	Emergency, Battery	50%		2032		**	10	\$16,700		
Exit, LED	Exit, LED	50%		2055		**	1			
Exterior Lighting										
Exterior Lighting	HID	100%		2027	\$517,900	10		\$400		
Alarm										
Security System	No Component	90%								
	Generic	10%		2032		**	1	\$5,200		
Fire/Smoke Detection										
Fire/Smoke Detection	No Component	90%								
	Generic, Digital	10%		2032		**	1-3	\$8,500		
Mechanical		Current Repair		Future Replacement		Maintenance				
System	Component	% 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										
Conversion Equipment	Heat Exchanger	50%		2036		**	1	\$34,200		
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Lincoln Center Explanation : Equipment Is Located Outside The Library</i>								
Pres. Reducing Valve/LP	Pres. Reducing Valve/LP	50%		2036		**	5	\$4,100		
	Steam		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Lincoln Center Explanation : Equipment Is Located Outside The Library</i>							
Distribution										
Hot Wtr Piping/Pump	Hot Wtr Piping/Pump	30%		2043		**	4	\$3,100		
Steam Piping/Pump	Steam Piping/Pump	70%		2047		**	4	\$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
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
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		**		
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		**		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lincoln Center									
Explanation : Equipment Is Located Outside The Library									
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
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lincoln Center									
Explanation : Equipment Is Located Outside The Library									

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

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

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

Print Date : 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



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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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									

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** 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		
System	Component	% 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% Location : Throughout</i>							
	Cast in Place Concrete	10%	Now	\$12,300	LIFE	* *	5	\$52,300	
		<i>Water Penetration, Extent : Severe, Area Affected : 10% Location : Mechanical Space At Penthouse</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 50% 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% 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% Location : 6th Floor</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 25% Location : 6th Floor</i>							
Wood		3%	Now	\$234,600	2065	* *	5	\$6,700	
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Penthouses</i>							
		<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15% Location : Penthouses</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 50% 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% Location : Penthouses</i>							
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25% Location : Penthouse</i>							
Plaster		25%			LIFE	* *	5	\$20,900	

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY

Asset # : 4226

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
AcousTile	Susp.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	% 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	

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY

Asset # : 4226

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

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY

Asset # : 4226

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	Utility Steam	100%			2035		**	1						
<i>Other Observation, Extent : Light, Area Affected : 100%</i>														
<i>Location : Throughout</i>														
<i>Explanation : From Con Edison</i>														
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>														
Distribution														
Hot Wtr Piping/Pump		40%			2024	\$318,300	4		\$3,200					
Steam Piping/Pump		60%			2025	\$663,700	4		\$4,700					
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>														
Convector/Radiator		25%			2023	\$374,100	1		\$12,900					
Fan Coil Unit/Heat		15%			2020	\$355,800	1		\$7,800					
Air Conditioning														
Energy Source	Utility Steam	70%			2035		**	1						
	Electricity	30%			2033		**	1						
Conversion Equipment														
Absorption		70%			2021	\$365,600	1		\$121,100					
Chiller/Steam/HW					<i>Other Observation, Extent : Light, Area Affected : 70%</i>									
<i>Location : Basement</i>														
<i>Explanation : 3 Units</i>														
Split Unit		30%			2020	\$219,400								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>														
<i>Location : Basement</i>														
Distribution														
Chilled Wtr Pipe/Pump	No Component	70%			2025	\$542,000	4		\$5,500					
		30%												
Terminal Devices														
Air Handler/Cool/Ht		70%			2020	\$471,100	1		\$69,200					
Fan Coil - Cooling		30%			2020	\$366,000	1		\$15,500					
Heat Rejection														
Water Cooling Tower		100%			2029		**	2	\$160,900					
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

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Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

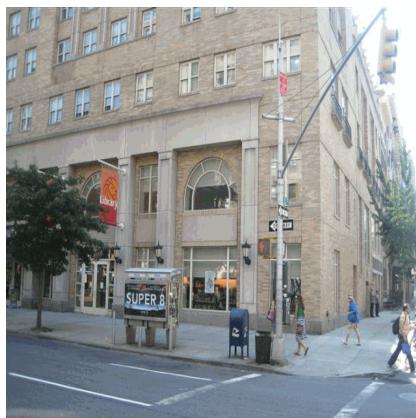
Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY
Address : 2900 BROADWAY @ W.113 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-May-2014 **Landmark 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Current Repair		Future Replacement		Maintenance			
System	Component	% 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											
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority								
Lighting																	
Egress Lighting																	
Emergency, Battery		50%		2030		* *		10									
Exit, LED		50%		2053		* *		1									
Exterior Lighting																	
HID		100%		2030		* *		10									
Alarm																	
Security System																	
No Component		60%															
Generic		40%		2035		* *		1									
Fire/Smoke Detection																	
Generic, Digital		100%		2030		* *		1-3									
Mechanical																	
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority								
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									
Terminal Devices																	
Air Handler		90%		2030		* *		1									
Convector/Radiator		10%		2038		* *		1									
Air Conditioning																	
Distribution																	
Chilled Wtr Pipe/Pump		100%		2045		* *		4									
Terminal Devices																	
Air Handler/Cool/Ht		100%		2030		* *		1									
Ventilation																	
Distribution																	
Ductwork/Diffusers		100%		LIFE		* *		2-5									
Exhaust Fans																	
Interior		100%		2030		* *		2									
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			
System	Component	% 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, 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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>									
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>									
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>									
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>									
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Current Repair			Future Replacement		Maintenance		
System	Component	% 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	\$1,600	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	% 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	% 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								
	Convector/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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Energy Source								
	Electricity	100%			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>							
Ventilation	Window/Wall Unit	10%			2022	\$3,200	1		
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

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

All component repairs & estimates are in current dollars.
Estimates are rounded to the nearest hundred dollars.

Maintenace \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
Ceramic Tile		5%			2030	**	5	\$1,000	
Marble Panels		8%			LIFE	**	10	\$700	
Plaster		87%			LIFE	**	5-10	\$15,000	
Ceilings									
AcousTile	Susp.Lay-In	90%			2032	**	5	\$8,900	
Plaster		10%			LIFE	**	5-10	\$1,700	
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE		**	2-5	\$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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 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



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
Conduit	Conduit	90%			2037		**	1	
Conduit	Conduit	10%			2047		**	1	
Panelboards									
Fused Disc Sw	Molded Case Bkrs	10%			2035		**	5	
Molded Case Bkrs	Molded Case Bkrs	20%			2043		**	5	\$100
		70%			2035		**	5	\$300
Wiring									
Thermoplastic	Thermoplastic	80%			2047		**	1	
Thermoplastic	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			
System	Component	% 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>									
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>									
Distribution	Hot Wtr Piping/Pump	100%			2043		**	4	\$1,200
Terminal Devices									
Convector/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>									
Air Conditioning									
Energy Source	Electricity	100%			2043		**	1	
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
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>									
Heat Rejection	Remote Air Cond	100%			2027	\$103,700	2		\$11,200
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			
System	Component	% 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	% 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		60%	2-4	\$27,200	2040	* *	5	\$15,000	2
Steel									
		<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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% 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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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 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	\$1,500	2			
Egress Lighting									
Exit, Service		50%		2024	\$1,100	1			
Exit, Battery		50%		2024	\$3,400	10		\$500	
Exterior Lighting	HID	100%		2024	\$56,200	10			
Alarm									
Security System	No Component	80%							
	Generic	20%		2024	\$9,000	1		\$1,000	
Fire/Smoke Detection									
No Component		70%							
	Generic	30%		2024	\$46,200	1-3		\$2,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
Natural Gas		100%			2044		**	1	
Conversion Equipment									
Hot Water Boiler		100%			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
Convector/Radiator		40%			2029		**	1	\$1,800
Air Conditioning									
Energy Source									
Electricity		100%			2032		**	1	
Conversion Equipment									
Reciprocating		60%			2029		**	1	\$3,800
Compr/Chiller									
<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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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.*

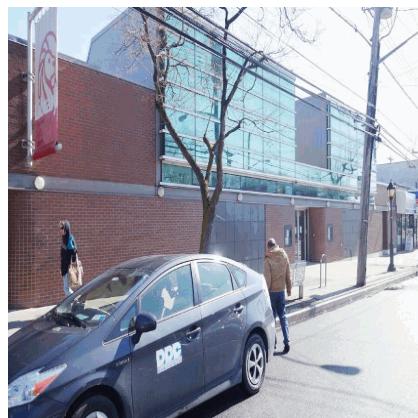
Print Date : 16-Sep-2016

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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Throughout 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
AcousTile	Susp.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		Current Repair		Future Replacement		Maintenance			
System	Component	% 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									

Note : 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
NEW DORP BRANCH LIBRARY
Asset # : 13351

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2047		**	1	
Natural Gas	95%			2047		**	1	
Conversion Equipment								
Furnace	95%			2027	\$13,800	1		\$5,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	5%			2027	\$2,600	2		\$300
Terminal Devices								
Convector/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
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
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	

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

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%							

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

Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE
Borough : QUEENS
Program / Asset # : NPL0S08.000 / 14502
Area Sq Ft : 148,207
Date of Survey : 15-Apr-2016
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 275 **Lot** : 7501 **BIN** : 4003522
Agency's Number : N/A
Yr Built/Renovated : 1970 / 2010
Project Type : NEW YORK PUBLIC LIBRARY
Landmark Status : NONE

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			
System	Component	% 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	\$12,200	5		\$5,000
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
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		Current Repair		Future Replacement		Maintenance			
System	Component	% 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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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
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>									
Batteries	Lead/Acid	100%		2022		\$1,500	5	\$5,500	
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>									
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>									
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>									
Fluorescent		25%		2035		**	10	\$34,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Egress Lighting									
Emergency, Service		50%		2035		**	1		
Exit, LED		50%		2062		**	1		
Exterior Lighting									
HID		10%		2035		**	10		
LED		10%		2035		**			
No Component		80%							
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>									
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>									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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% Location : Roof Explanation : 2 Roof Top Package Units</i>							
Hot Water Boiler		50%			2044		**	1	\$36,600
		<i>Other Observation, Extent : Light, Area Affected : 50% Location : 3rd Floor Mechanical Room 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
	Convector/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% Location : 2nd Floor Mechanical Rooms 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% 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% Location : Roof 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% Location : Roof 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
NYPL SERVICES CENTER
Asset # : 14502

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

Estimates are rounded to the nearest hundred dollars.

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

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

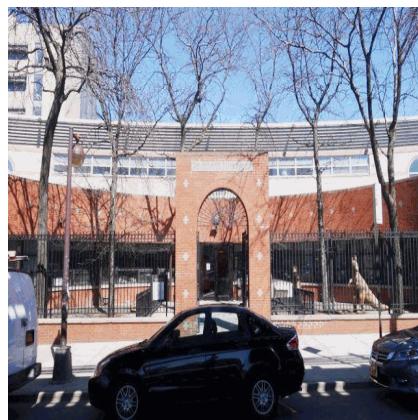
Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Concrete Masonry Unit	40%			LIFE		**	5	\$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			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Roof Drains</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Elevator Bulkhead And Lower Roof</i>									
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY

Asset # : 13356

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%			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
Convector/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	\$3,400	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 : 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			
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>									
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>									
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%							

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

All component repairs & estimates are in current dollars.
Estimates are rounded to the nearest hundred dollars.

Maintenace \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
Acous	TileSusp.	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>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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 400amps, One 300amps, And Two 200amps Main Disconnect Switch</i>									
Raceway									
Conduit									
		70%			2027	\$21,700	1		
Conduit									
		30%			2047	**	1		
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	
Wiring									
Thermoplastic									
		70%			2027	\$19,200	1		
Thermoplastic									
		30%			2047	**	1		
Motor Controllers									
Locally Mounted									
		100%			2025	\$29,900	5	\$100	
Ground									
Grounding Devices									
Generic									
		50%			LIFE	**	5	\$200	
Generic									
		50%			LIFE	**	5	\$200	
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>									
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.

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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
RICHMONDTOWN BRANCH LIBRARY

Asset # : 13387

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
Lighting									
Exterior Lighting	Fluorescent	30%			2032		**	10	\$400
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% 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		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
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% Location : Roof Explanation : Exterior Units. 4 Units</i>							
Hot Water Boiler		50%			2040		**	1	\$3,600
		<i>Other Observation, Extent : Light, Area Affected : 20% Location : Boiler Room Explanation : Gas Fired, 1 Unit</i>							
Radiant Heater		10%			2027	\$6,300	2		\$700
		<i>Other Observation, Extent : Light, Area Affected : 10% Location : Various Explanation : Electric Baseboard Radiators</i>							
Distribution									
Hot Wtr Piping/Pump	No Component	20%			2043		**	4	\$200
		80%							
Terminal Devices									
Convector/Radiator	No Component	20%			2040		**	1	\$900
		80%							
Air Conditioning									
Energy Source	Electricity	100%			2043		**	1	

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NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY

Asset # : 13387

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Int Pkg Unit - Heating/Cooling		20%			2028		**	2	\$200
		<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100% 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% 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% Location : 1,2 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.

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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.
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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

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

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

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

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			
System	Component	% 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		\$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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
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>							
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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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									
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
Convector/Radiator		20%			2040		**	1	\$2,600
Air Conditioning									
Energy Source									
Natural Gas		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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	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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Maintenance \$ are aggregated over a 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 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.
 Maintenance \$ are aggregated over a 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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$31,500	10	\$6,300	
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Around Rooftop Units</i>									
Cement-Fiber Panel		25%			2019	\$51,300	5	\$4,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>									
<i>Location : Sloped Roof</i>									
Interior									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

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

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

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

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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

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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 : 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.
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NEW YORK PUBLIC LIBRARY - 035
SCIENCE, INDUSTRY AND BUSINESS LIBRARY
Asset # : 4227

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

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		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
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Raceway

Conduit	100%	2035	**	1
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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.

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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
SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset # : 4227

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	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	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	70%			2030	**	10	\$111,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
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		
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%			2035		**	1	
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2034		**	5	\$10,300
Steam								
<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

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All component repairs & estimates are in current dollars.
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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
SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset # : 4227

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	Terminal Devices								
	Air Handler	60%			2025	\$608,800	1	\$64,500	
	Convector/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.

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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
SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset # : 4227

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
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.
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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 : 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		
System	Component	% 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			
System	Component	% 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%			2032		**	1	\$3,700
	Generic	50%							
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			
System	Component	% 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%	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									
Convector/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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	No Component	80%			2034	**	1-2	\$1,100	
	Generic	20%							
Fire Pump					2027	\$14,400	1	\$3,700	
	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 : **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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Current Repair		Future Replacement		Maintenance			
System	Component	% 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			
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				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			
System	Component	% 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	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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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			
System	Component	% 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			
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			
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
Convector/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	% 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
Program / Asset # : NPL0S02.000 / 13364
Area Sq Ft : 25,029
Date of Survey : 21-Jun-2013
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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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% Location : Throughout</i>							
	Masonry: Brick	55%	2-4	\$54,700	LIFE	**	5	\$18,300	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20% Location : Throughout</i>							
	Masonry: Granite	5%	2-4	\$9,800	LIFE	**	5	\$1,200	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Masonry: Limestone	35%	0-2	\$126,200	LIFE	**	5	\$8,700	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout</i>							
Windows									
	Aluminum	50%	2-4	\$70,100	2040	**	5	\$2,100	2
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Throughout</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
	Wood	25%	2-4	\$11,700	2040	**	5	\$10,600	
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
		<i>Split/Cracked, Extent : Moderate, Area Affected : 25% 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% Location : Throughout</i>							
	Masonry: Limestone	25%	2-4	\$1,500	LIFE	**	5	\$200	
		<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout</i>							

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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>							
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>							
Cracking/Crumbling, Extent : Severe, Area Affected : 60%		<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>							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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. GEORGE LIBRARY CENTER
Asset # : 13364

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

Interior

Ceilings

AcousTile,Adhered 10% 2-4 \$3,700 2037 * * 5 \$2,000

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

Location : Throughout

AcousTileSusp.Lay-In 5% 2-4 \$1,600 2037 * * 5 \$1,000

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Exposed Struc: Wood 35% 4+ \$21,600 LIFE * *

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

Gypsum Board 50% Now \$39,800 LIFE * * 5 \$24,800

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

Location : First Floor

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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% 2034 * * 5 \$700

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes In The Switchboard

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

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

Location : Hallways

Explanation : Compact Fluorescent Light Fixtures

Fluorescent 98% 2024 \$243,400 10 \$22,500

T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery

50% 2024 \$16,700 10 \$3,000

Exit, Service

50% 2024 \$1,800 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
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	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		
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%							
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
Convector/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%							
Conversion Equipment								
Reciprocating	90%			2029		**	1	\$10,500
Compr/Chiller								
Window/Wall Unit	10%			2019	\$5,100	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2044		**	4	\$1,200

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

Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

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

Note : 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 : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.
Borough : STATEN ISLAND
Program / Asset # : NPL0S07.000 / 13369
Area Sq Ft : 12,459
Date of Survey : 27-Jun-2014
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792
Agency's Number : S07
Yr Built/Renovated : 1907 / 2013
Project Type : NEW YORK PUBLIC LIBRARY
Landmark Status : NONE

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



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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%			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		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
Convector/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		100%			2035		**	1	\$5,800
Compr/Chiller									
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% 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
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	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
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
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	
Convector/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		80%			2029		** 1	\$7,300	
No Component		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	% 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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Façade</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : East Façade</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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% 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

*Cracking/Crumbling, Extent : Severe, Area Affected : 25%**Location : Third Floor Custodian Apartment**Paint Peeling, Extent : Severe, Area Affected : 50%**Location : Third Floor Custodian Apartment**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Third Floor Custodian Apartment*

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			
System	Component	% 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
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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
Molded Case Bkrs	40%		2026	\$5,900	5

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
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Ground

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

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		\$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									
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			
System	Component	% 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.

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Hot Water Boiler	100%			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	
Convector/Radiator		60%			2032	**	1	\$2,300	
Air Conditioning									
Energy Source									
Electricity		100%			2035	**	1		
Conversion Equipment									
Reciprocating		100%			2027	\$40,000	1	\$5,500	
Compr/Chiller									
<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%							

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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
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		**		
		<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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	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
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
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>									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2027	\$32,000	5		\$300
Raceway									
Conduit		90%			2027	\$28,000	1		
Conduit		10%			2037	**	1		
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 : Basement</i>									
Thermoplastic		10%			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		\$300
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>									
Incandescent		10%			2022	\$10,700	2		
Egress Lighting									
Emergency, Battery		50%			2022	\$7,200	10		\$1,300
Exit, Service		50%			2022	\$800	1		
Exterior Lighting									
HID		100%			2022	\$40,200	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
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			
System	Component	% 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 : 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									
Convector/Radiator		100%		2032		**	1	\$3,500	
Air Conditioning									
Energy Source	Electricity	100%		2043		**	1		
Conversion Equipment	Reciprocating	20%		2027		\$7,200	1	\$1,000	
Compr/Chiller									
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$61,900	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	\$9,900	3	\$1,600	
	Cast in Place Concrete	20%			LIFE	**	5	\$22,900	
	Ceramic Tile	2%			2036	**	5	\$500	
	Vinyl Tile	40%			2027	\$88,300	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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Gutted</i>									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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%			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			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Convector/Radiator		50%		2032		**	1	\$2,800	
Air Conditioning									
Energy Source									
Electricity		100%		2043		**	1		
Conversion Equipment									
Reciprocating		80%		2027		\$47,100	1	\$6,500	
Compr/Chiller									
<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			
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
Program / Asset # : NPL0W03.000 / 13377
Area Sq Ft : 11,801
Date of Survey : 20-Jun-2013
Areas Surveyed : Basement, Roof, Floors 1,3,4,p
Block : 1472 **Lot** : 28 **BIN** : 1045991
Agency's Number : W03
Yr Built/Renovated : 1906 / 2002
Project Type : NEW YORK PUBLIC LIBRARY
Landmark Status : NONE

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



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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
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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
<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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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>									
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main</i>									
<i>Explanation : Corroded</i>									
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>									
Egress Lighting	Emergency, Battery	50%			2029	**	10	\$1,400	
Exit, Service	50%				2029	**	1		
Exterior Lighting									
HID	100%				2029	**	10		
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		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%			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									
Convector/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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Type	Total	(Years)		FY		(Yrs)		
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE			**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : B, 1, 2, 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.*

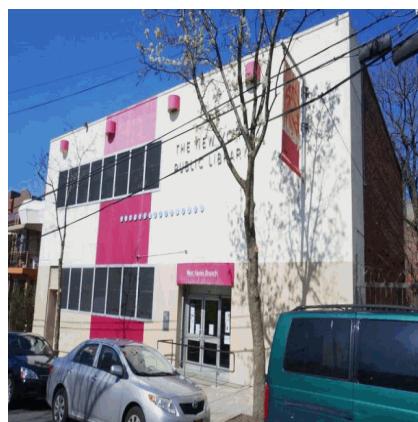
Print Date : 16-Sep-2016

NEW YORK PUBLIC LIBRARY - FY 2017

Asset Name : 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			
System	Component	% 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	\$212,400	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	\$32,700	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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Gypsum Board	80%		LIFE	* *	5-10	\$5,500	
Plaster	20%	Now	\$1,900	LIFE	* *	5	\$200

*Water Penetration, Extent : Severe, Area Affected : 15%**Location : Basement Walls Along Lot Line (North Facade) And Boiler Room.**Worn/Eroded, Extent : Moderate, Area Affected : 15%**Location : Various Locations In Basement*

Ceilings

AcousTile,Adhered	30%	Now	\$3,200	2032	* *	5	\$3,400
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : 2nd Floor*

AcousTileSusp.Lay-In	45%	0-2	\$16,500	2032	* *	5	\$5,100
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout**Misaligned/Bulging, Extent : Moderate, Area Affected : 25%**Location : 1st Floor And Basement*

Gypsum Board	25%		LIFE	* *	5-10	\$19,600
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Electrical

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated @ 600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%		2037	* *	5	\$100
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Raceway

Conduit	50%		2037	* *	1
Conduit	50%		2027	\$15,500	1

Panelboards

Molded Case Bkrs	70%		2035	* *	5	\$300
Molded Case Bkrs	30%		2026	\$4,400	5	\$100

Wiring

Braided Cloth	25%	2-4	\$6,900	2052	* *	1
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	75%		2037	* *	1
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Motor Controllers

Locally Mounted	100%		2032	* *	5	\$100
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Ground

Grounding Devices			LIFE	* *	5	\$500
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Lighting

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	70%		2022	\$108,300	10		\$10,000	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>							
Fluorescent		10%		2035	**	10		\$1,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Reading Areas</i>							
Fluorescent		20%		2035	**	10		\$2,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% 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% Location : Reading Areas And Outside 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% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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% Location : Basement Boiler Room Explanation : 1 Unit</i>							
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$3,900	2035	**	4	\$800	
		<i>Corroded, Extent : Moderate, Area Affected : 10% Location : Boiler Room Not in Service, Extent : Severe, Area Affected : 5% 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
Air Handler		60%			2027	\$50,000	1	\$5,800	
Convector/Radiator		40%			2032	**	1	\$2,000	
Air Conditioning									
Energy Source									
Electricity		100%			2035	**	1		
Conversion Equipment									
Reciprocating		100%			2027	\$52,400	1	\$7,200	
Compr/Chiller									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% 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% Location : B-2 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior									
Roof									
Built-Up (BUR)									
100% Now \$10,500 2027 \$52,300									
<i>Alligatoring, 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>									
<hr/>									
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>									
<hr/>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% 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 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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
		Total	(Years)		FY		(Yrs)		
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
Convector/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			
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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	Now	\$538,900	LIFE		** 5	\$36,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : East Facade, West Facade</i>							
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35% Location : East Facade, West Facade</i>							
		<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% Location : Custodian Apartment Windows</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10% Location : North Facade</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30% Location : East Facade, West Facade</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Building Entire</i>							
		<i>Explanation : Under Construction - Slated For Completion 2017. Report To Follw 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% Location : South Facade</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : South Facade</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 50% Location : South Facade</i>							
		<i>Explanation : Sidewalk Shed In Use</i>							
Windows									
	Windows	15%	Now	\$24,600	2052		** 5	\$300	
	Aluminum	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65% Location : Vacant Custodian Apartment</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 15% Location : Vacant Custodian Apartment</i>							
	Aluminum	30%	Now	\$4,900	2043		** 5	\$600	
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : North Wall</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 15% Location : North Wall</i>							
	Steel	5%	Now	\$10,200	2052		** 5	\$1,200	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Stairs</i>							
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Stairs</i>							
		<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50% 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		
System	Component	% 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 Façade, 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 Façade, 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 Façade</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			
System	Component	% 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>									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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		
System	Component	% 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	\$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									

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.
Borough : MANHATTAN
Program / Asset # : NPL0Y01.000 / 13382
Area Sq Ft : 13,112
Date of Survey : 20-Jun-2013
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.
 Maintenance \$ are aggregated over a 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
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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

Heating

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YORKVILLE BRANCH LIBRARY
Asset # : 13382

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
Convector/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					LIFE	**	2-5	\$2,900	
Ductwork/Diffusers		40%							
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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YORKVILLE BRANCH LIBRARY
Asset # : 13382

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

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