

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : ARLINGTON BRANCH LIBRARY
Address : 203 ARLINGTON AVE. @WARWICK ST.
Borough : BROOKLYN **Agency's Number** : 21
Program / Asset # : BPL0A21.000 / 13233 **Yr Built/Renovated** : 1906 / 2001
Area Sq Ft : 16,385 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,mz
Block : 3923 **Lot** : 52 **BIN** : 3087001

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$148,700	
Interior Architecture		\$154,000
Mechanical	\$680,800	\$89,000
Total	\$829,500	\$243,000
Importance Code A	\$148,700	
Importance Code B	\$680,800	\$243,000
Total	\$829,500	\$243,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,700		\$5,200	
Interior Architecture	\$49,700			\$2,100
Electrical	\$400	\$200	\$4,300	\$200
Mechanical	\$4,000	\$1,500	\$2,800	\$1,900
Site Enclosure	\$3,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,000	\$5,700	\$16,300	\$8,200
Importance Code A	\$5,500	\$800	\$6,100	\$800
Importance Code B	\$38,900	\$4,900	\$10,200	\$7,400
Importance Code C	\$21,700			
Total	\$66,000	\$5,700	\$16,300	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$148,700	LIFE	**	5	\$22,700	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Hallway By Elevator									
	Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Windows									
	Aluminum	95%			2037	**	5	\$5,000	
	Wood	5%	Now	\$200	2037	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Toilet, Office									
Parapets									
	Metal Cornice	100%			2044	**	10		
Roof									
	Asphalt Shingle	70%			2032	**	10	\$2,000	
	Modified Bitumen	30%			2034	**	10	\$5,200	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$9,700	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Basement									
	Ceramic Tile	5%			2032	**	5	\$1,100	
	Vinyl Tile	75%	Now	\$30,800	2029	\$154,000	3	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Loose Units, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$1,300	
	Plaster	80%	Now	\$17,700	LIFE	**	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Hallway By Elevator, Meeting Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Hallway By Elevator									
	Wood	15%			LIFE	**	5	\$15,300	
Ceilings									
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Plaster	87%			LIFE	**	5	\$12,100	
	Wood	3%			LIFE	**	5	\$5,800	

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ARLINGTON BRANCH LIBRARY
Asset # : 13233

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	99%	Now	\$3,300	2049	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Front Of Building							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Front Of Building							
	Masonry: Brick	1%			2039	* *			
	Free Standing Walls								
	Masonry: Fieldstone	100%			2039	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	90%			2034	* *			
	Masonry: Granite	10%			LIFE	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2034	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Disconnect Switches Rated At 400 Amperes And 200 Amperes.							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2039	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
Raceway									
	Conduit	100%			2039	* *	1		
Panelboards									
	Fused Disc Sw	5%			2037	* *	5		
	Molded Case Bkrs	95%			2037	* *	5	\$400	
Wiring									
	Thermoplastic	100%			2039	* *	1		

Ground

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ARLINGTON BRANCH LIBRARY
Asset # : 13233

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	1%			2024	\$1,800	10	\$200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Incandescent	1%			2029	\$1,800	2		
LED	98%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2029	\$20,100	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</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%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$8,100	
<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%			2037	**	4	\$800	
Terminal Devices								
Convactor/Radiator	100%			2027	\$89,000	1	\$5,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2023	\$621,700	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Basement</i>								

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,100	
	Exhaust Fans								
	Interior	100%			2024	\$59,200	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2028	\$14,600	4	\$100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$2,500	2039	**	4	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : BAY RIDGE BRANCH LIBRARY
Address : 7223 RIDGE BOULEVARD @73RD STREET
Borough : BROOKLYN **Agency's Number** : 28
Program / Asset # : BPL0B28.000 / 13234 **Yr Built/Renovated** : 1961 / 2004
Area Sq Ft : 16,506 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5907 **Lot** : 1 **BIN** : 3147279

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$118,000	
Mechanical		\$224,500
Total	\$118,000	\$224,500
Importance Code A	\$118,000	
Importance Code B		\$224,500
Total	\$118,000	\$224,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,100		\$4,600	\$4,000
Interior Architecture	\$19,100			\$2,200
Electrical	\$4,700	\$1,400	\$3,400	\$1,900
Mechanical	\$1,800	\$1,600	\$2,400	\$1,800
Site Enclosure	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,900	\$7,000	\$14,300	\$13,800
Importance Code A	\$30,000	\$800	\$5,400	\$4,800
Importance Code B	\$24,300	\$6,100	\$8,900	\$9,000
Importance Code C	\$5,600			
Total	\$59,900	\$7,000	\$14,300	\$13,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$5,100	
	Masonry: Brick	70%	0-2	\$9,900	LIFE	**	5	\$15,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Chimney							
	Masonry: Limestone	5%	Now	\$6,400	LIFE	**	5	\$800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Pilasters							
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Columns							
	Metal Panel	5%			2049	**	5-10	\$7,400	
	Window Wall	15%	0-2	\$3,400	2049	**	5	\$6,100	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Entrance							
Windows									
	Aluminum	100%			2045	**	5	\$7,900	
Parapets									
	Masonry: Brick	70%	Now	\$45,000	LIFE	**	5	\$2,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$1,900	LIFE	**	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Metal Panel	5%			2049	**	5	\$700	
	Metal Rail	20%			2042	**	5-10	\$12,400	
Roof									
	Copper/Terne	5%			2044	**	10	\$2,200	
	Modified Bitumen	93%	Now	\$73,000	2034	**			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Over Second Floor							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Over Second Floor							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Skylight, Metal/Glass	2%			2039	**	10	\$1,200	
Soffits									
	Glass: Special Gauge	100%			LIFE	**	1		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$4,900	
	Ceramic Tile	5%	0-2	\$2,300	2038	**	5	\$600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
	Terrazzo	5%	0-2	\$2,800	LIFE	**	5	\$900	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Entrance								
	Vinyl Tile	80%			2034	**	3	\$8,900	
Interior Walls									
	Ceramic Tile	5%	0-2	\$800	2038	**	5	\$700	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
	Concrete Masonry Unit	10%	Now	\$1,300	LIFE	**	5	\$1,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
	Gypsum Board	60%			LIFE	**	5	\$9,500	
	Masonry: Brick	10%			LIFE	**			
	Plaster	5%	Now	\$2,300	LIFE	**	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Main Room 1st And 2nd Floor								
	Paint Peeling, Extent : Moderate, Area Affected : 10%								
	Location : Main Room 1st And 2nd Floor								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Main Room 1st And 2nd Floor								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Main Room 1st And 2nd Floor								
	SGFT/Glazed Masonry	10%			LIFE	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	25%			2046	**	5	\$5,600	
				Staining/Discoloring, Extent : Light, Area Affected : 5%					
				Location : Main Room 1st And 2nd Floor					
	Exposed Concrete	10%			LIFE	**	5	\$300	
	Gypsum Board	60%	Now	\$7,300	LIFE	**	5	\$16,700	
				Loose/Delam Surface, Extent : Moderate, Area Affected : 10%					
				Location : Toilets And Basement					
				Water Penetration, Extent : Moderate, Area Affected : 25%					
				Location : Toilets And Basement					
	Plaster	5%			LIFE	**	5	\$700	
				Loose/Delam Surface, Extent : Moderate, Area Affected : 5%					
				Location : Toilets And Basement					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Toilets And Basement					
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	**			
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$1,200	2049	**			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Rear Gate					
				Impact Damage, Extent : Moderate, Area Affected : 10%					
				Location : Rear Gate					
	Retaining Walls								
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%			2046	**			
	Pavers/Stone	10%			2042	**			
	On-Site Walkways								
	Cast in Place Concrete	80%			2042	**			
	Pavers/Stone	20%			2038	**			
	Parking/Driveway								
	Asphalt	85%			2038	**			
	Cast in Place Concrete	15%			2042	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2049	**	5	\$100	
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2049	**	5	\$100	

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Asset # : 13234

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2049	**	1		
	Panelboards								
	Fused Disc Sw	5%			2045	**	5		
	Molded Case Bkrs	90%			2045	**	5	\$400	
	Molded Case Bkrs	5%			2028	\$800	5		
	Wiring								
	Braided Cloth	10%	2-4	\$3,000	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	90%			2049	**	1		
	Motor Controllers								
	Locally Mounted	70%			2042	**	5	\$100	
	Locally Mounted	30%			2027	\$9,800	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2039	**			
	Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$2,000	
	Exit, LED	10%			2069	**	1		
	Exit, Service	40%			2034	**	1		
	Exterior Lighting								
	LED	100%			2039	**			
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2034	**	1	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	**	1-3	\$10,500	

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								
	Natural Gas	100%			2049	**	1		

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Asset # : 13234

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2029	\$23,700	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 3 Package Units							
	Hot Water Boiler	40%			2042	**	1	\$3,300	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	40%			2037	**	4	\$300	
	No Component	60%							
Terminal Devices									
	Convactor/Radiator	40%			2042	**	1	\$2,100	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	90%			2029	\$188,700	2	\$900	
		R-22 Refrigerant, Extent : Light, Area Affected : 90%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Roof							
		Explanation : 3 Package Units							
	Split Unit	10%			2029	\$35,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 1 Unit In Roof							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2029	\$31,900	1	\$500	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2029	\$9,100	2	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
Exhaust Fans									
	Roof	100%			2029	\$27,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2027	\$10,200	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Toilet Water Backs Up In 1st Floor Bathrooms When It Rains.							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit Goes Down Almost Every Month.							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : BEDFORD BRANCH LIBRARY
Address : 496 FRANKLIN AVE. @HANCOCK ST.
Borough : BROOKLYN **Agency's Number** : 22
Program / Asset # : BPL0B22.000 / 13235 **Yr Built/Renovated** : 1905 / 2005
Area Sq Ft : 17,184 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 24-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,mez
Block : 1997 **Lot** : 32 **BIN** : 3057384

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$219,500	\$38,300
Interior Architecture	\$41,300	
Mechanical		\$426,900
Total	\$260,700	\$465,200
Importance Code A	\$219,500	\$38,300
Importance Code B	\$41,300	\$426,900
Total	\$260,700	\$465,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$77,100		\$700	
Interior Architecture	\$37,900	\$1,600		\$77,600
Electrical	\$9,700	\$500	\$18,800	\$800
Mechanical	\$30,100	\$2,200	\$3,200	\$2,200
Site Enclosure	\$4,800			
Site Pavements	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$164,500	\$8,200	\$26,600	\$84,400
Importance Code A	\$77,900	\$900	\$1,800	\$900
Importance Code B	\$62,400	\$6,300	\$24,800	\$83,600
Importance Code C	\$24,200	\$1,000		
Total	\$164,500	\$8,200	\$26,600	\$84,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%	Now	\$37,600	LIFE	**	5	\$38,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Chimney								
	Crazing, Extent : Moderate, Area Affected : 10%								
	Location : Chimney								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Chimney								
	Masonry: Brick	85%	Now	\$181,800	LIFE	**	5	\$27,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
	Aluminum	100%	Now	\$31,500	2037	**	5	\$1,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$5,100	LIFE	**	5	\$2,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Masonry: Brick	80%	Now	\$18,400	LIFE	**	5	\$2,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Interior Face								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Classroom 2								
	Metal Panel	10%			2049	**	5	\$1,400	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	25%			2032	**	10	\$700	
	Single Ply Membrane	75%	Now	\$21,400	2034	**			
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 2%									
Location : At Drains									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over 2nd Floor									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	23%			2025	\$73,100	3	\$10,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Marble Panels	2%			LIFE	**	5	\$300	
	Vinyl Tile	65%	Now	\$41,300	2034	**	3	\$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : First Floor									
Loose Units, Extent : Moderate, Area Affected : 30%									
Location : First Floor And Mezzanine									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,100	
	Concrete Masonry Unit	2%	Now	\$1,000	LIFE	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room Near Auditorium									
	Gypsum Board	40%			LIFE	**	5	\$10,000	
	Masonry: Brick	5%			LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : At Areaways									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation Wall At Boiler Room Corridor									
	Plaster	48%	Now	\$17,400	LIFE	**	5	\$6,000	
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Throughout Basement									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2042	**	5	\$1,100	
				Staining/Discoloring, Extent : Light, Area Affected : 2%					
				Location : Throughout					
	Gypsum Board	45%			LIFE	**	5	\$12,900	
	Plaster	50%	Now	\$16,300	LIFE	**	5	\$7,200	
				Horizontal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Classroom 3					
				Staining/Discoloring, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Mezzanine, 2nd Floor Classrooms 2 And 4					
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2049	**			
	Iron Picket	50%	0-2	\$4,800	2049	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	25%			2049	**			
	Masonry: Brick	75%			2039	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	70%			2042	**			
	Masonry: Granite	25%	4+	\$1,100	LIFE	**			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Main Entrance					
	Pavers/Stone	5%			2038	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2042	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 2%					
				Location : South Side					
Activity Yard									
	Cast in Place Concrete	75%			2042	**			
	Pavers/Stone	25%			2038	**			

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2049	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 600 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	**	5	\$500	
Raceway									
	Conduit	70%			2049	**	1		
	Conduit	30%			2029	\$10,200	1		
Panelboards									
	Fused Disc Sw	5%			2045	**	5		
	Molded Case Bkrs	85%			2045	**	5	\$400	
	Molded Case Bkrs	10%			2028	\$1,600	5		
Wiring									
	Braided Cloth	30%	2-4	\$9,000	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	70%			2049	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	60%			2034	**	10	\$9,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	40%			2034	**	10	\$6,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$2,100	
	Exit, LED	30%			2057	**	1		
	Exit, Service	20%			2034	**	1		
Exterior Lighting									
	HID	100%			2034	**	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	**	1	\$1,900	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$3,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	**	1	\$8,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,400	2045	**	4	\$800	
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Unbalanced System, Extent : Moderate, Area Affected : 30%								
	Location : Not Enough Heat On 2nd Floor								
	Terminal Devices								
	Air Handler	30%			2029	\$73,600	1	\$3,200	
	Convactor/Radiator	70%			2042	**	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	25%	0-2	\$8,200	2027	\$163,000	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : AC Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : AC Room								
	Explanation : Inefficient Units. 3 Portable Units Being Used In Main Floor.								
	Exterior Pkg Unit - Cooling	60%	0-2	\$4,200	2029	\$84,700	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof - 2 Units								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : Inefficient Units								
	Split Unit	15%			2029	\$55,800			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2029	\$49,800	1	\$800	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2029	\$5,300	2	\$1,800	
	No Component	85%							

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans									
	Interior	40%			2029	\$24,800	2	\$200	
	Roof	60%			2029	\$17,400	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2039	**	1		
	Galvanized Steel	30%	0-2	\$1,100	2027	\$23,000	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Basement Lunch Room									
Water Heater									
	Gas Fired	100%			2027	\$10,600	2	\$300	
Sanitary Piping									
	Cast Iron	100%	Now	\$12,800	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Franklin Avenue Side									
Explanation : Water Backs Up Into Basement Restroom, Boiler Room And Auditorium									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2022	\$600	4	\$500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : One Unit									

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : **BOROUGH PARK BRANCH LIBRARY**
Address : **1265 43RD ST. @13TH AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **25**
Program / Asset # : **BPL0B25.000 / 13236** **Yr Built/Renovated** : **1955 / 2003**
Area Sq Ft : **19,594** **Project Type** : **BROOKLYN PUBLIC LIBRARY**
Date of Survey : **21-Sep-2017** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5598** **Lot** : **48** **BIN** : **3135907**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$270,000	
Interior Architecture		\$212,900
Electrical	\$164,200	\$88,200
Mechanical	\$277,300	\$145,200
Total	\$711,400	\$446,200
Importance Code A	\$270,000	\$92,000
Importance Code B	\$441,400	\$354,200
Total	\$711,400	\$446,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,000			
Interior Architecture	\$44,800	\$1,800	\$500	\$2,900
Electrical	\$8,300	\$1,900	\$6,600	\$2,200
Mechanical	\$32,700	\$1,600	\$55,200	\$1,900
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,000	\$9,200	\$66,300	\$10,900
Importance Code A	\$45,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$60,000	\$7,200	\$65,300	\$10,000
Importance Code C	\$12,900	\$1,100		
Total	\$118,000	\$9,200	\$66,300	\$10,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	94%	Now	\$86,300	LIFE	* *	5	\$26,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : East Side And Bulkhead Stair							
		Explanation : Tarps To Prevent Water Infiltration							
	Masonry: Granite	3%	2-4	\$5,400	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
	Masonry: Limestone	3%			LIFE	* *	5	\$600	
Windows									
	Aluminum	100%	Now	\$17,200	2045	* *	5	\$1,900	
		Unit Inoperable, Extent : Moderate, Area Affected : 2%							
		Location : Front Facade							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Side							
Parapets									
	Masonry: Brick	95%	Now	\$53,600	LIFE	* *	5	\$2,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Second Floor Windows							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Covered With Tarp To Prevent Water Infiltration							
	Masonry: Limestone	5%	Now	\$3,400	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Covered With Tarp To Prevent Water Infiltration							

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$130,100	2034	**			
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Roof Flashing Around Stair							
	Skylight, Metal/Glass	5%			2049	**	10	\$3,100	
Soffits									
	Cement-Fiber Panel	100%			2029		10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,000	
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Terrazzo	5%			LIFE	**	5	\$1,100	
	Vinyl Tile	83%	0-2	\$21,300	2029	\$212,900	3	\$8,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Wood	2%			2044	**	5	\$1,000	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Glass: Single Pane	2%			LIFE	**	5	\$600	
	Gypsum Board	50%	Now	\$1,900	LIFE	**	5	\$12,700	
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Office And Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office And Basement							
	Masonry: Brick	5%	0-2	\$1,800	LIFE	**			
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Stair							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair							
	Marble Panels	3%			LIFE	**			
	Plaster	25%	Now	\$9,200	LIFE	**	5	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staff Stair							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Staff Stair							
	Wood	5%			LIFE	**	5	\$8,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$500	2042	* *	5	\$1,400	
				Staining/Discoloring, Extent : Moderate, Area Affected : 2%					
				Location : Basement					
				Water Penetration, Extent : Moderate, Area Affected : 2%					
				Location : Basement					
	Exposed Concrete	10%			LIFE	* *	5	\$400	
	Gypsum Board	65%	0-2	\$4,100	LIFE	* *	5	\$23,100	
				Water Penetration, Extent : Light, Area Affected : 2%					
				Location : Assembly					
	Plaster	15%	Now	\$6,100	LIFE	* *	5	\$2,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Staff Stair					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Staff Stair					
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	* *			
				Deteriorated Finish, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Free Standing Walls								
	Masonry: Brick	100%			2049	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2064	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$2,300	2042	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
	On-Site Walkways								
	Cast in Place Concrete	100%			2042	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2042	* *			
Electrical									
		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	90%			2029	\$1,400	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 400 Amperes Main Disconnect Switches For Building And Air Conditioning									
	Fused Disc Sw	10%			2029	\$200	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Amperes Main Disconnect Switch For Emergency									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2029	\$35,000	5	\$500	
Raceway									
	Conduit	10%			2055	* *	1		
	Conduit	90%			2029	\$30,600	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$800	5		
	Molded Case Bkrs	75%			2051	* *	5	\$400	
	Molded Case Bkrs	20%			2028	\$3,200	5	\$100	
Wiring									
	Braided Cloth	20%	2-4	\$6,000	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	Thermoplastic	20%			2029	\$6,000	1		
	Thermoplastic	60%			2055	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$32,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	15%			2024	\$31,900	10	\$2,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fluorescent	25%			2029	\$53,100	10	\$4,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	60%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$14,300	10	\$2,400	
	Exit, Service	50%			2029	\$1,500	1		
Exterior Lighting									
	Fluorescent	100%			2024	\$68,000	10	\$1,800	

Alarm

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

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

Alarm

Security System
Generic

100%
2024 \$64,200 1 \$7,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm Only, Motion Sensors

Fire/Smoke Detection
Generic, Digital

100% 2034 * * 1-3 \$12,400

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

Heating

Energy Source
Natural Gas

100% 2039 * * 1

Conversion Equipment
Furnace

20% 2034 * * 1 \$1,900
Other Observation, Extent : Light, Area Affected : 20%
Location : Roof
Explanation : One Rooftop Package Unit

Furnace

20% 0-2 \$500 2029 \$9,400 1 \$1,700
Not Energy Efficient, Extent : Moderate, Area Affected : 20%
Location : Roof
Other Observation, Extent : Light, Area Affected : 20%
Location : Roof
Explanation : One Rooftop Package Unit

Hot Water Boiler

60% Now \$18,400 2027 \$92,000 1 \$5,200
Corroded, Extent : Severe, Area Affected : 60%
Location : Basement Boiler Room
Other Observation, Extent : Light, Area Affected : 60%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump
No Component

60% 2037 * * 4 \$600
40%

Terminal Devices

Convactor/Radiator
Fan Coil Unit/Heat
No Component

50% 2027 \$53,200 1 \$3,200
10% 2024 \$29,800 1 \$600
40%

Air Conditioning

Energy Source
Electricity

100% 2037 * * 1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%			2023	\$84,600	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 1 Unit Basement Boiler Room							
	Ext Pkg Unit - Heating/Cooling	40%	0-2	\$5,000	2024	\$99,600	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : 1 Unit On Roof Other Observation, Extent : Moderate, Area Affected : 40% Location : Roof Explanation : Not Energy Efficient							
	Ext Pkg Unit - Heating/Cooling	40%			2034	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 40% Location : Roof Explanation : 1 Rooftop Package Unit, R-410a							
Terminal Devices									
	Fan Coil - 4 Pipe	20%			2024	\$93,100	1	\$1,300	
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2024	\$21,600	2	\$2,700	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,900	
Exhaust Fans									
	Interior	20%			2029	\$14,100	2	\$100	
	Roof	80%			2034	* *	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$7,400	2039	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 3% Location : Cold Water Pipe, Inside The Wall Of The 1st Floor Work Room. Other Observation, Extent : Moderate, Area Affected : 20% Location : 2nd Floor Explanation : There Is No Hot Water At Circulation Pump, Causing No Hot Water On Top Floor.							
Water Heater									
	Gas Fired	100%			2027	\$12,100	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : 1 Unit Goes Down Very Often.

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

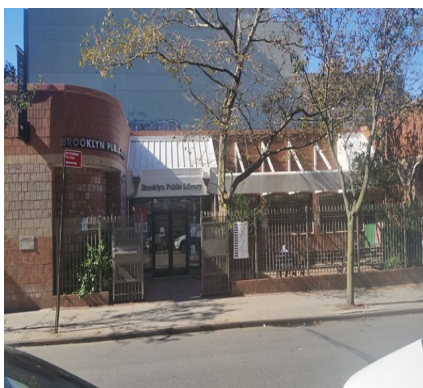
Asset Name : BRIGHTON BEACH BRANCH LIBRARY
Address : 16 BRIGHTON FIRST ROAD @BRIGHTON BEACH AVE.
Borough : BROOKLYN **Agency's Number** : 24
Program / Asset # : BPL0B24.000 / 13237 **Yr Built/Renovated** : 1992 / 2016
Area Sq Ft : 12,166 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8680 **Lot** : 32 **BIN** : 3245028

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,300		\$33,500	\$900
Interior Architecture	\$8,200			\$2,000
Electrical	\$500	\$300	\$500	\$400
Mechanical	\$1,300	\$1,900	\$2,200	\$1,600
Total	\$19,400	\$2,200	\$36,200	\$5,000
Importance Code A	\$9,900	\$600	\$34,100	\$1,500
Importance Code B	\$9,400	\$1,600	\$2,200	\$3,400
Importance Code C				
Total	\$19,400	\$2,200	\$36,200	\$5,000



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$300	
	Masonry: Brick	98%			LIFE	**	5	\$21,100	
Windows									
	Aluminum	100%			2045	**	5	\$1,800	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
Roof									
	Single Ply Membrane	98%			2034	**	10	\$33,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Skylight, Metal/Glass	2%			2049	**	10	\$2,300	
Soffits									
	Exposed Struc: Steel	98%	4+	\$9,300	LIFE	**	5	\$2,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Window Lintels And Relief Angles							
	Stucco Cement	2%			2034	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Quarry Tile	5%			2042	**	5	\$1,400	
	Vinyl Tile	90%			2034	**	3	\$8,200	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$600	
	Glass: Single Pane	5%			LIFE	**	5	\$500	
	Glazed Ceramic Panel	5%			LIFE	**			
	Gypsum Board	80%			LIFE	**	5	\$6,600	
Ceilings									
	AcousTileSusp.Lay-In	60%			2042	**	5	\$10,900	
	Gypsum Board	40%			LIFE	**	5	\$9,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
Parking/Driveway									
	Asphalt	100%			2038	**			
Activity Yard									
	Pavers/Stone	100%			2038	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 400 Amperes					
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2039	**	5	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 1- Vertical Section					
Raceway									
	Conduit	80%			2039	**	1		
	Conduit	20%			2055	**	1		
Panelboards									
	Fused Disc Sw	10%			2051	**	5		
	Molded Case Bkrs	80%			2037	**	5	\$300	
	Molded Case Bkrs	10%			2051	**	5		
Wiring									
	Thermoplastic	80%			2039	**	1		
	Thermoplastic	20%			2055	**	1		
Motor Controllers									
	Locally Mounted	50%			2034	**	5		
	Variable Frequency Drive	50%			2046	**			
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2037	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : LED Light Fixtures					
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$1,500	
	Exit, Service	50%			2037	**	1		
Exterior Lighting									
	LED	30%			2037	**			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Inside And Outside					
				Explanation : CCTV Surveillance Cameras					

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

**

1-3

\$2,300

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

Location : Mechanical Room And Reading Areas

Explanation : Duct Smoke Detectors, Bells And Horns

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

Heating

Energy Source

Natural Gas

100%

2049

**

1

Conversion Equipment

Hot Water Boiler

100%

2046

**

1

\$6,000

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

Location : Penthouse Mechanical Room

Explanation : Two Gas Fired Hot Water Boilers

Distribution

Hot Wtr Piping/Pump

100%

2051

**

4

\$900

Terminal Devices

Air Handler

70%

2037

**

1

\$5,300

Convactor/Radiator

25%

2046

**

1

\$1,000

Unit Heater - Steam

5%

2037

**

4

\$100

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2033

**

2

\$700

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$6,800

Exhaust Fans

Interior

90%

2037

**

2

\$300

Roof

10%

2029

\$2,100

2

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

**

1

Water Heater

Gas Fired

100%

2027

\$7,500

2

\$200

Sanitary Piping

Cast Iron

100%

LIFE

**

1

Storm Drain Piping

Cast Iron

100%

LIFE

**

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Backflow Preventer							
	Generic	100%		2029	\$3,100	1	\$700	
Fixtures								
	Generic	100%						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : BROOKLYN CENTRAL LIBRARY
Address : 1 GRAND ARMY PLAZA @ FLATBUSH AVE AND EASTERN PKWY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0001.000 / 2136 **Yr Built/Renovated** : 1940 / 2009
Area Sq Ft : 350,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 03-May-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,4S
Block : 1183 **Lot** : 2 **BIN** : 3029665

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,524,900	\$541,300
Interior Architecture	\$1,139,400	\$976,000
Electrical	\$2,498,600	\$3,326,600
Mechanical	\$4,900,900	\$6,414,400
Total	\$14,063,700	\$11,258,300
Importance Code A	\$5,524,900	\$541,300
Importance Code B	\$8,290,700	\$10,117,400
Importance Code C	\$248,200	\$599,600
Total	\$14,063,700	\$11,258,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,700	\$3,800		
Interior Architecture		\$56,600		\$46,300
Electrical	\$43,900	\$13,100	\$5,300	\$12,500
Mechanical	\$121,600	\$120,500	\$185,800	\$125,700
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
Total	\$277,500	\$235,200	\$232,300	\$225,800
Importance Code A	\$105,400	\$43,000	\$34,700	\$34,700
Importance Code B	\$172,100	\$192,200	\$197,700	\$191,100
Importance Code C				
Total	\$277,500	\$235,200	\$232,300	\$225,800



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

BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Bronze/Brass	2%			LIFE	**			
	Masonry: Brick	5%			LIFE	**	5	\$10,900	
	Masonry: Granite	5%	Now	\$151,900	LIFE	**	5	\$8,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	62%	0-2	\$1,740,000	LIFE	**	5	\$101,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Panel	5%			2047	**	5-10	\$75,100	
	Metal Coiling Doors	2%	Now	\$58,300	2032	**	5	\$6,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Pre-Cast Concrete	10%	Now	\$84,900	LIFE	**	5	\$71,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Stucco Cement	9%	Now	\$67,000	2040	**	5	\$24,600	
Other Observation, Extent : Light, Area Affected : 25%									
Location : At Overhead Doors Facing Parking Area									
Explanation : Corroded Steel Lintels									
Windows									
	Aluminum	15%			2043	**	5	\$7,500	
	Bronze/Brass	60%	Now	\$2,471,600	2035	**	5	\$94,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Glass Block	10%	Now	\$88,300	LIFE	**	5	\$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : South Facade Facing Second Floor Roof									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : South Facade Facing Second Floor Roof									
Explanation : Corroded Steel Support									
	Steel	15%	0-2	\$462,300	2052	**	5	\$47,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Stairs, Sections Of South Facades									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs, Sections Of South Facades									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs, Sections Of South Facades									

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	25%	Now	\$32,600	LIFE	**	5	\$4,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	65%	Now	\$153,600	LIFE	**	5	\$15,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	10%	Now	\$5,800	2040	**	5	\$2,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Asphalt Macadam	15%			2037	**	5	\$23,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout 2015							
	Modified Bitumen	73%			2037	**	10	\$173,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout 2015							
	Plaza Roof: Stone Panels	10%			2047	**			
	Skylight, Metal/Glass	2%	Now	\$247,000	2037	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : At Third Floor Roof Over Art And Music Areas							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : At Third Floor Roof Over Art And Music Areas							
Interior									
	Floors								
	Carpet	15%			2026	\$1,158,800	3	\$115,800	
	Cast in Place Concrete	7%			LIFE	**	5	\$78,800	
	Ceramic Tile	10%	Now	\$117,300	2036	**	5	\$25,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	5%			LIFE	**	5	\$20,100	
	Terrazzo	2%			LIFE	**	5	\$8,000	
	Vinyl Tile	33%	Now	\$679,300	2032	**	3	\$63,700	
		Adhesion Failure, Extent : Moderate, Area Affected : 35%							
		Location : Language Literature, Social Science, Book Storage Areas							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Language Literature, Social Science, Book Storage Areas							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : Language Literature, Social Science, Book Storage Areas							
	Vinyl Tile	28%			2032	**	3	\$54,000	

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BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

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

Interior

Interior Walls

Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$18,500	
Glass: Single Pane	5%			LIFE	**	5	\$34,600	
Gypsum Board	20%			LIFE	**	5	\$110,900	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%	Now	\$173,200	LIFE	**			

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : At Auditorium Exit**Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : At Auditorium Exit*

Plaster	43%	Now	\$75,000	LIFE	**	5	\$119,200	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Balcony Corridor Facing Lobby*

Wood	10%			LIFE	**	5	\$369,600	
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*Recent Replace Evident, Extent : Light, Area Affected : 10%**Location : New Auditorium*

Ceilings

AcousTileConcealSpLn	15%			2040	**	5	\$94,000	
AcousTileConcealSpLn	20%	0-2	\$47,700	2032	**	5	\$62,600	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

AcousTileSusp.Lay-In	10%			2040	**	5	\$50,100	
Exposed Concrete	10%			LIFE	**	5	\$7,800	
Gypsum Board	15%			LIFE	**	5	\$94,000	
Plaster	30%			LIFE	**	5	\$94,000	

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	50%			2053	**	5	\$4,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4,000 Ampere Main Disconnect Switch*

Molded Case Bkrs	50%			2053	**	5	\$4,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4,000 Ampere Main Disconnect Switch*

Transformers

Dry Type	100%			2044	**	5	\$1,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 500 Kilovolt-ampere 208/120 Pri - 480 Sec*

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BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	50%			2053	**	5	\$4,600	
	Molded Case Bkrs	50%			2053	**	5	\$4,600	
Raceway									
	Conduit	80%			2027	\$211,800	1		
	Conduit	20%			2053	**	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$15,800	5	\$800	
	Molded Case Bkrs	60%			2026	\$94,900	5	\$5,500	
	Molded Case Bkrs	30%			2049	**	5	\$2,800	
Wiring									
	Braided Cloth	30%	2-4	\$79,700	2052	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2027	\$132,800	1		
	Thermoplastic	20%			2053	**	1		
Motor Controllers									
	Locally Mounted	70%			2025	\$497,400	5	\$1,700	
	Variable Frequency Drive	30%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2027	\$2,678,400	10	\$208,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	20%			2035	**	10	\$64,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	**	10	\$16,100	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2022	\$206,000	10	\$16,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Uisng T-12 Lamps							
	LED	5%			2035	**			

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

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

Lighting

Egress Lighting

Emergency, Service	40%		2022	\$81,000	1				
Emergency, Battery	10%		2035	* *	10			\$8,400	
Exit, LED	10%		2062	* *	1				
Exit, Service	40%		2022	\$23,500	1				

Exterior Lighting

HID	100%		2022	\$1,554,200	10			\$1,100	
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Alarm

Security System

No Component	90%								
Generic	10%		2035	* *	1			\$13,100	

Fire/Smoke Detection

No Component	90%								
Generic, Digital	10%		2032	* *	1-3			\$21,600	

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

Interruptible Gas/Dual Fuel	100%		2047	* *	1				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One Tank Of 15,000 Gallons

Conversion Equipment

Steam Boiler	100%		2040	* *	1			\$346,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 3 Boilers

Distribution

Central Plant Steam Piping/Pmp	100%		2037	* *	4			\$17,300	
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Terminal Devices

Air Handler	60%		2022	\$3,252,100	1			\$129,900	
Convactor/Radiator	40%		2032	* *	1			\$45,200	

Air Conditioning

Energy Source

Electricity	30%		2035	* *	1				
Steam/HW System	70%		2037	* *	1				

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2035	* *	1	\$138,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers Penthouse							
	Exterior Pkg Unit - Cooling	15%			2027	\$468,200	2	\$3,200	
		Other Observation, Extent : Light, Area Affected : 15% Location : Various Locations Explanation : Split Systems							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2037	* *	4	\$17,300	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$4,323,100	1	\$216,400	
Heat Rejection									
	Air Cooled Condenser Unit	15%			2027	\$116,600	2	\$36,600	
	Water Cooling Tower	85%	Now	\$24,900	2028	\$1,243,400	2	\$239,500	
		Leak Evident, Extent : Severe, Area Affected : 25% Location : One Of The Cooling Towers							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$195,200	
Exhaust Fans									
	Interior	95%	Now	\$65,100	2022	\$1,302,800	2	\$8,100	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 5% Location : Fan Room							
	Roof	5%			2027	\$32,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$235,100	2	\$5,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$58,800	4	\$11,100	
Sewage Ejector(s)									
	Compressed Air	100%			2027	\$71,800	4	\$5,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Seven Units							
Escalators									
	Under 20' Rise	100%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2							
		Explanation : Two Units							
Fire Suppression									
Standpipe									
	Generic	100%		2047		* *	1-5	\$176,500	
Sprinkler									
	No Component	60%							
	Generic	40%		2047		* *	1-2	\$39,200	

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : BROWNSVILLE BRANCH LIBRARY
Address : 61 GLENMORE AVE. @WATKINS ST.
Borough : BROOKLYN **Agency's Number** : 27
Program / Asset # : BPL0B27.000 / 13238 **Yr Built/Renovated** : 1908 / 2012
Area Sq Ft : 10,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 24-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,mz
Block : 3489 **Lot** : 150 **BIN** : 3080669

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$127,900	
Electrical	\$117,000	\$35,000
Mechanical	\$179,400	\$76,900
Total	\$424,400	\$111,900
Importance Code B	\$424,400	\$111,900
Total	\$424,400	\$111,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,900		\$17,100	\$1,400
Interior Architecture	\$25,000	\$1,100		\$1,700
Electrical	\$12,400	\$400	\$10,200	\$400
Mechanical	\$9,400	\$2,300	\$38,100	\$2,300
Site Enclosure	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,400	\$7,900	\$69,400	\$9,800
Importance Code A	\$6,400	\$500	\$17,700	\$2,000
Importance Code B	\$35,900	\$6,700	\$51,600	\$7,900
Importance Code C	\$15,100	\$700		
Total	\$57,400	\$7,900	\$69,400	\$9,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$21,000	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	**	5	\$900	
	Masonry: Limestone	10%	Now	\$5,900	LIFE	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Rear Window Sills							
Windows									
	Aluminum	100%			2045	**	5	\$2,900	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$1,500	
	Metal Rail	40%			2046	**	5-10	\$21,000	
	Pre-Cast Concrete	10%			LIFE	**	5	\$1,800	
Roof									
	Modified Bitumen	100%			2034	**	10	\$17,100	
Soffits									
	Masonry: Brick	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$8,100	
	Ceramic Tile	5%			2038	**	5	\$900	
	Vinyl Tile	75%	Now	\$127,900	2039	**	3	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Gypsum Board	50%			LIFE	**	5	\$8,200	
	Masonry: Brick	10%	Now	\$11,600	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
	Plaster	30%	Now	\$3,600	LIFE	**	5	\$2,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Basement							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Basement							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	25%			LIFE	* *	5	\$5,800	
Plaster	75%	Now	\$9,900	LIFE	* *	5	\$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Retaining Walls								
Cast in Place Concrete	25%			2049	* *			
Masonry: Brick	75%	Now	\$900	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			

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%			2029	\$1,600	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Each							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$35,000	5	\$300	
	Raceway								
	Conduit	100%			2029	\$34,000	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$800	5		
	Molded Case Bkrs	95%			2028	\$15,400	5	\$300	
	Wiring								
	Braided Cloth	40%	2-4	\$12,000	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	60%			2029	\$18,000	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2027	\$32,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2024	\$74,000	10	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	30%			2034	* *	10	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2034	* *	10	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2029	\$7,700	10	\$1,300	
	Exit, Service	50%			2029	\$800	1		
Exterior Lighting									
	HID	100%			2024	\$43,000	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

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

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%			2037	**	4	\$500	
	Terminal Devices								
	Air Handler	40%			2024	\$59,900	1	\$2,600	
	Convactor/Radiator	60%			2034	**	1	\$2,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%	Now	\$7,700	2029	\$76,900	1	\$3,700	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Facility In Back Yard (Not Accessible) Other Observation, Extent : Light, Area Affected : 100% Location : 1st And Mezzanine Explanation : 4 Portable Units Being Used							
	Window/Wall Unit	15%			2024	\$3,300	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2024	\$119,500	1	\$6,500	
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,900	
	Exhaust Fans								
	Interior	70%			2024	\$26,500	2	\$200	
	Roof	30%			2024	\$5,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$6,500	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	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement, 1st, Mezzanine Explanation : One Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : BUSHWICK BRANCH LIBRARY
Address : 340 BUSHWICK AVE. @SEIGEL ST.
Borough : BROOKLYN **Agency's Number** : 29
Program / Asset # : BPL0B29.000 / 13239 **Yr Built/Renovated** : 1908 / 2004
Area Sq Ft : 10,640 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,mz
Block : 3098 **Lot** : 19 **BIN** : 3071470

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$165,400	
Interior Architecture		\$105,600
Electrical	\$116,600	\$35,000
Mechanical	\$84,500	\$91,100
Total	\$366,600	\$231,800
Importance Code A	\$165,400	
Importance Code B	\$201,100	\$231,800
Total	\$366,600	\$231,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,100		\$17,200	
Interior Architecture	\$39,000	\$800	\$500	\$1,400
Electrical	\$24,400	\$400	\$11,800	\$300
Mechanical	\$4,100	\$1,400	\$61,900	\$1,900
Site Pavements	\$2,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,500	\$6,600	\$95,300	\$7,600
Importance Code A	\$22,600	\$500	\$17,800	\$500
Importance Code B	\$55,900	\$5,600	\$77,500	\$7,100
Importance Code C	\$17,900	\$500		
Total	\$96,500	\$6,600	\$95,300	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%	Now	\$39,900	LIFE	**	5	\$17,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Columns At Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Main Entrance							
	Masonry: Brick	85%	0-2	\$125,600	LIFE	**	5	\$19,200	
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%			2039	**	5-10	\$7,800	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Equipment Screen							
Windows									
	Wood	100%			2037	**	5	\$44,200	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,400	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	90%			LIFE	**	5	\$1,600	
		Recent Repair Evident, Extent : N/A, Area Affected : 75%							
		Location : Throughout							
Roof									
	Modified Bitumen	95%			2034	**	10	\$14,400	
		Drains Clogged, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Single Ply Membrane	5%			2034	**	10	\$800	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%	Now	\$1,500	LIFE	**	5	\$1,500	
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room							
	Ceramic Tile	5%			2038	**	5	\$700	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Sheet Vinyl/Rubber	5%			2034	**	5	\$1,000	
	Vinyl Tile	85%	Now	\$10,600	2029	\$105,600	3	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$900	
	Plaster	95%	Now	\$15,000	LIFE	**	5	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Corridor, Mezzanine Office							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Mezzanine Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement Corridor, Mezzanine Office							
Ceilings									
	AcousTileConcealSpLn	90%	Now	\$10,600	2046	**	5	\$7,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : South Wall							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
	AcousTileSusp.Lay-In	5%			2042	**	5	\$700	
	Plaster	5%	Now	\$1,000	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Mezzanine Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Mezzanine Floor							
Site Enclosure									
	Fence/Gates								
	Iron Picket	90%			2049	**			
	Masonry: Brick	10%			2039	**			
	Free Standing Walls								
	Masonry: Fieldstone	100%			2049	**			
	Retaining Walls								
	Concrete Masonry Unit	100%			2039	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	75%			2034		**			
Pavers/Stone	25%	4+	\$1,400	2032		**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Parking/Driveway

Asphalt	100%	0-2	\$1,500	2032		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2029		\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>									
Molded Case Bkrs	50%			2029		\$800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$35,000	5	\$300	
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Raceway

Conduit	20%			2049		**	1		
Conduit	80%			2029		\$27,200	1		

Panelboards

Fused Disc Sw	5%			2045		**	5		
Molded Case Bkrs	75%			2028		\$12,100	5	\$200	
Molded Case Bkrs	20%			2045		**	5	\$100	

Wiring

Braided Cloth	80%	2-4	\$24,000	2054		**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	20%			2049		**	1		

Motor Controllers

Locally Mounted	80%			2027		\$26,200	5	\$100	
Locally Mounted	20%			2034		**	5		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2024	\$80,800	10	\$6,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
Fluorescent	25%			2037	**	10	\$2,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,300	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2024	\$4,400	10		
LED	20%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$35,800	1-3	\$2,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Smoke Detector And Fire Alarm Control Panel</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%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$5,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$500	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2029	\$91,100	1	\$4,000	
	Convactor/Radiator	40%			2034	**	1	\$1,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2034	**	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 70% Location : Mezzanine Roof Explanation : 2 Units, R-410a							
	Exterior Pkg Unit - Cooling	30%			2024	\$26,200	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 30% Location : 1 Unit, Mezzanine Roof							
	Terminal Devices								
	Air Handler/Dir Expansion	70%			2024	\$84,500	1		
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	70%			2034	**	2	\$5,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,900	
	Exhaust Fans								
	Interior	70%			2024	\$26,900	2	\$200	
	Roof	30%			2024	\$5,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$6,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 3% Location : Basement Staff Restroom							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$3,100	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : One Unit

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

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,000			
Interior Architecture	\$4,000	\$6,600	\$1,600	\$500
Electrical	\$500	\$400	\$400	\$400
Mechanical	\$4,000	\$500	\$1,200	\$500
Site Pavements	\$12,800			
Total	\$37,300	\$7,400	\$3,200	\$1,300
Importance Code A	\$16,500	\$500	\$500	\$500
Importance Code B	\$16,800	\$6,900	\$2,700	\$700
Importance Code C	\$4,000			\$100
Total	\$37,300	\$7,400	\$3,200	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	35%	Now	\$9,900	LIFE	**	5	\$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : East Facade, North Facade									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
	Stucco Cement	65%			2036	**	5	\$14,100	
Windows									
	Aluminum	50%			2047	**	5	\$600	
	Aluminum	50%	Now	\$5,800	2047	**	5	\$300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
	Ceramic Tile	5%			2040	**	5	\$700	
	Vinyl Tile	90%			2036	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$400	
	Gypsum Board	85%	0-2	\$900	LIFE	**	5	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout First And Second Floors									
Ceilings									
	AcousTileSusp.Lay-In	93%			2048	**	5	\$13,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Basement And Main Library Space									
	Exposed Concrete	5%			LIFE	**	5-10	\$900	
	Gypsum Board	2%			LIFE	**	5-10	\$1,000	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$9,800	2044	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Rockaway Parkway									
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway
Asphalt

100% 2-4 \$2,900 2034 * *

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

Location : Throughout

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2031 \$1,600 5

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

Location : Electrical Room

Explanation : Main Service Switch Rated 400 Amperes

Raceway

Conduit

100% 2057 * * 1

Panelboards

Molded Case Bkrs

100% 2047 * * 5 \$300

Wiring

Thermoplastic

100% 2057 * * 1

Ground

Grounding Devices
Not Accessible

100%

Lighting

Interior Lighting
LED

100% 2039 * *

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

Location : Throughout Building

Explanation : LED Lighting Fixtures Installed In 2015.

Egress Lighting

Emergency, Battery

50% 2039 * * 10 \$1,100

Exit, Service

50% 2039 * * 1

Exterior Lighting

HID

10% 2036 * * 10

LED

40% 2039 * *

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

Location : Building Exterior

Explanation : LED Lighting Fixtures Installed In 2015.

No Component

50%

Alarm

Security System
Generic

100% 2036 * * 1 \$3,500

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

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	* *	1	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 2 Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2026	\$20,000	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,400	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$8,500	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 150 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$300	4	\$300	
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : CARROLL GARDENS BRANCH LIBRARY
Address : 396 CLINTON ST. @UNION ST.
Borough : BROOKLYN **Agency's Number** : 31
Program / Asset # : BPL0C31.000 / 13241 **Yr Built/Renovated** : 1905 / 2012
Area Sq Ft : 14,075 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 23-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,Mez
Block : 338 **Lot** : 33 **BIN** : 3004336

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$214,800	
Interior Architecture		\$120,200
Electrical	\$57,600	\$35,000
Mechanical		\$110,100
Total	\$272,400	\$265,300
Importance Code A	\$214,800	\$110,100
Importance Code B	\$57,600	\$155,200
Total	\$272,400	\$265,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$55,900			
Interior Architecture	\$19,000	\$2,200		
Electrical	\$12,500	\$600	\$4,400	\$500
Mechanical	\$1,100	\$1,000	\$2,000	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,400	\$7,700	\$10,400	\$5,700
Importance Code A	\$56,600	\$700	\$900	\$700
Importance Code B	\$18,600	\$6,400	\$9,500	\$5,000
Importance Code C	\$17,300	\$600		
Total	\$92,400	\$7,700	\$10,400	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%	0-2	\$214,800	LIFE	**	5	\$32,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Spalling, Extent : Light, Area Affected : 15%									
Location : Various Locations Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 8%									
Location : Rear And Side									
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Masonry: Sandstone	3%	Now	\$26,800	LIFE	**	5	\$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Base Throughout									
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Base Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Base									
Explanation : This Is Actually Bluestone									
Windows									
	Aluminum	80%			2037	**	5	\$3,900	
	Steel	20%			2037	**	5	\$12,000	
Parapets									
	Masonry: Brick	70%	Now	\$21,200	LIFE	**	5	\$1,700	
Spalling, Extent : Moderate, Area Affected : 30%									
Location : Exterior Face									
	Masonry: Limestone	30%			LIFE	**	5	\$900	
Roof									
	Copper/Terne	5%			2057	**	10	\$1,500	
	Modified Bitumen	95%			2037	**	10	\$11,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout, 2012									
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	2%			LIFE	**	5	\$600	
	Ceramic Tile	3%	0-2	\$900	2032	**	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Bathrooms									
	Marble Panels	5%			LIFE	**	5	\$500	
	Vinyl Tile	90%			2029	\$120,200	3	\$4,900	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Gypsum Board	5%			LIFE	**	5	\$700	
	Plaster	90%	0-2	\$17,300	LIFE	**	5	\$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Elevator Foyer									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2042	* *	5	\$900	
AcousTileSusp.Lay-In	5%			2042	* *	5	\$700	
Plaster	90%			LIFE	* *	5	\$8,300	
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : Throughout, 2012								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%			2039	* *			
Retaining Walls								
Masonry: Brick	98%			2049	* *			
Masonry: Fieldstone	2%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2042	* *			
Pavers/Stone	5%			2038	* *			

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%			2029	\$1,600	5	\$400		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2029	\$35,000	5	\$400		
Raceway									
Conduit	5%			2049	* *	1			
Conduit	95%			2029	\$32,300	1			
Panelboards									
Fused Disc Sw	5%			2028	\$800	5			
Molded Case Bkrs	95%			2028	\$15,400	5	\$400		
Wiring									
Braided Cloth	40%	2-4	\$12,000	2054	* *	1			
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Thermoplastic	50%			2029	\$15,000	1			
Thermoplastic	10%			2049	* *	1			
Motor Controllers									
Locally Mounted	100%			2027	\$32,700	5	\$100		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2034	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	85%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$57,600	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,700	

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%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Old Oil Tank Abandoned In Place</i>						
Conversion Equipment								
Hot Water Boiler	100%			2027	\$110,100	1	\$7,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : One Gas Fired Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$700	
Terminal Devices								
Convactor/Radiator	50%			2042	**	1	\$2,300	
Not Accessible	50%							
Air Conditioning								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Energy Source							
	Electricity	100%		2045	**	1		
	Conversion Equipment							
	Not Accessible	100%						
	Heat Rejection							
	Not Accessible	100%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,800	
	Exhaust Fans							
	Not Accessible	100%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	**	1		
	Water Heater							
	Gas Fired	100%		2029	\$8,700	2	\$200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2034	**	4	\$400	
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To Mezzanine</i>							
	<i>Explanation : One Unit</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : CLARENDON BRANCH LIBRARY
Address : 2035 NOSTRAND AVE. @ FARRAGUT RD.
Borough : BROOKLYN **Agency's Number** : 33
Program / Asset # : BPL0C33.000 / 13240 **Yr Built/Renovated** : 1990 / 1991
Area Sq Ft : 7,800 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 13-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5005 **Lot** : 33 **BIN** : 3327822

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$43,800
Mechanical	\$155,600	\$168,300
Total	\$155,600	\$212,100
Importance Code A	\$61,000	
Importance Code B	\$94,600	\$212,100
Total	\$155,600	\$212,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$4,700		\$12,000
Interior Architecture		\$3,600	\$300	
Electrical	\$400	\$500	\$400	\$600
Mechanical	\$800	\$900	\$1,600	\$5,700
Site Pavements	\$600			
Total	\$1,800	\$9,600	\$2,300	\$18,300
Importance Code A		\$5,100	\$400	\$12,500
Importance Code B	\$1,800	\$4,600	\$1,900	\$5,800
Importance Code C				
Total	\$1,800	\$9,600	\$2,300	\$18,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%			LIFE	**	5	\$12,100	
	Metal Panel	5%			2050	**	5-10	\$4,500	
	Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Windows									
	Aluminum	90%			2046	**	5	\$300	
	Glass Block	10%			LIFE	**	5		
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$5,500	
	Metal Panel	5%			2050	**	5	\$1,300	
	Metal: Cage/Fence	15%			2043	**	5-10	\$8,000	
Roof									
	Modified Bitumen	90%			2035	**	10	\$10,100	
	Skylight, Metal/Glass	10%			2050	**	10	\$3,700	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2039	**	5	\$600	
	Vinyl Tile	90%			2035	**	3	\$3,900	
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$800	
	Gypsum Board	80%			LIFE	**	5	\$5,000	
Ceilings									
	AcousTileSusp.Lay-In	40%			2043	**	5	\$4,700	
	Exposed Struc: Steel	5%			LIFE	**			
	Fiber Board	45%			2035	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Seating Area							
		Explanation : Actual Material Is Fabric Panel							
	Gypsum Board	10%			LIFE	**	5	\$1,500	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Along Nostrand Avenue							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$600	2043	**			
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Along Nostrand Avenue							
On-Site Walkways									
	Pavers/Stone	100%			2039	**			

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

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

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%			2040	**	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Disconnect Rated At 500 Amperes						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2040	**	5	\$200	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Fused Disc Sw	10%			2038	**	5		
	Molded Case Bkrs	90%			2038	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2040	**	1		
	Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2035	**			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,700	10	\$900	
	Exit, Service	50%			2030	\$600	1		
	Exterior Lighting								
	LED	50%			2035	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Perimeter						
			Explanation : Operated Via Photocell						
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	**	1	\$1,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Surveillance Cameras						
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2030	\$43,800	1-3	\$2,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Alarm Bells, Manual Pull Station, Strobe Lights						

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$61,000	2050	**	1	\$3,500	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$600	
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Explanation : Pump Controls Issues								
	Terminal Devices								
	Air Handler	85%			2025	\$94,600	1	\$4,100	
	Convactor/Radiator	15%			2035	**	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$168,300	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Equipment Room								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
	Exhaust Fans								
	Roof	100%			2030	\$13,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,800	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : CLINTON HILL BRANCH LIBRARY
Address : 380 WASHINGTON AVE. BTWN GREENE AVE - LAFAYETTE AVE
Borough : BROOKLYN **Agency's Number** : 83
Program / Asset # : BPL0C83.000 / 13242 **Yr Built/Renovated** : 1974 / 2000
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 18-Jun-2019 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1945 **Lot** : 36 **BIN** : 3055495

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$65,100	\$325,500
Interior Architecture		\$83,200
Electrical	\$45,700	\$74,900
Total	\$110,800	\$483,700
Importance Code A	\$65,100	\$325,500
Importance Code B	\$45,700	\$158,100
Total	\$110,800	\$483,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,000			
Interior Architecture	\$7,900	\$500	\$1,000	
Electrical	\$500	\$400	\$500	\$37,300
Mechanical	\$5,900	\$1,900	\$3,900	\$1,900
Site Enclosure	\$1,900			
Total	\$45,200	\$2,800	\$5,400	\$39,200
Importance Code A	\$29,400	\$400	\$400	\$500
Importance Code B	\$13,900	\$2,300	\$5,100	\$38,700
Importance Code C	\$1,900	\$200		
Total	\$45,200	\$2,800	\$5,400	\$39,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$9,900	
	Stucco Cement	30%	Now	\$29,000	2043	**	5	\$5,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : Throughout Lower Portion Of Aggregate Band									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Continuous Band At Top Of Wall									
Explanation : Exposed Aggregate Finish									
Windows									
	Aluminum	100%			2046	**	5	\$600	
Roof									
	Modified Bitumen	100%	Now	\$65,100	2030	\$325,500			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Locations In The Main Reading Room									
Soffits									
	Stucco Cement	100%			2035	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Window And Door Soffits									
Explanation : This Is Actually An Exposed Aggregate Finish									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
	Ceramic Tile	5%			2033	**	5	\$500	
	Panel/Paver: Cer/Brk	5%			2046	**	5	\$1,200	
	Vinyl Tile	80%			2030	\$83,200	3	\$3,100	
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$500	
	Concrete Masonry Unit	70%			LIFE	**	5	\$2,500	
	Gypsum Board	25%			LIFE	**	5	\$1,400	
Ceilings									
	AcousTileSusp.Lay-In	80%	4+	\$7,900	2043	**	5	\$4,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Of South Wall Of Main Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Of South Wall Of Main Reading Room									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$1,300	
Site Enclosure									
Fence/Gates									
	Chain Link	60%	Now	\$1,900	2050	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : North Alleyway									
	Iron Picket	40%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%				2035		**		
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%				2030	\$1,700	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%				2030	\$38,000	5	\$200	
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Raceway

Conduit	100%				2030	\$36,900	1		
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Panelboards

Fused Disc Sw	5%				2029	\$900	5		
Molded Case Bkrs	95%				2029	\$16,700	5	\$200	

Wiring

Thermoplastic	100%				2030	\$32,600	1		
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Motor Controllers

Locally Mounted	100%				2028	\$17,800	5	\$100	
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	20%				2025	\$17,700	10	\$1,400	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Mechanical Room

LED	80%				2035	**			
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Egress Lighting

Emergency, Battery	50%				2035	**	10	\$900	
Exit, Service	50%				2035	**	1		

Exterior Lighting

HID	50%				2025	\$16,700	10		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Perimeter

Explanation : Operated Via Timer

No Component	50%								
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Alarm

Security System

No Component	30%								
Generic	70%				2035	**	1	\$2,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2025

\$45,700

1-3

\$2,400

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Furnace

100%

2035

* *

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Units*

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$9,800

Terminal Devices

Air Handler/Cool/Ht

100%

2035

* *

1

\$4,600

Heat Rejection

Air Cooled Condenser

100%

2035

* *

2

\$5,200

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Roof

100%

2035

* *

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2043

* *

1

Water Heater

Gas Fired

100%

Now

\$5,000

2030

\$5,000

2

\$100

*Broken, Extent : Severe, Area Affected : 100%**Location : 1st Floor Mechanical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 40 Gallon Tank*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2035	* *	1	\$100	
Fixtures									
	Generic	100%							
				Obsolete Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Main Floor					

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : CONEY ISLAND BRANCH LIBRARY
Address : 1901 MERMAID AVE. W. 19TH STREET
Borough : BROOKLYN **Agency's Number** : 32
Program / Asset # : BPL0C32.000 / 13243 **Yr Built/Renovated** : 1957 / 2013
Area Sq Ft : 14,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 31-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7019 **Lot** : 43 **BIN** : 3189001

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$301,400	\$290,100
Electrical		\$15,200
Total	\$301,400	\$305,200
Importance Code A	\$301,400	\$290,100
Importance Code B		\$15,200
Total	\$301,400	\$305,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,700			
Interior Architecture	\$15,500	\$1,700		\$2,500
Electrical	\$700	\$800	\$700	\$11,000
Mechanical	\$1,500	\$1,200	\$6,800	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$37,300	\$7,700	\$11,400	\$18,700
Importance Code A	\$16,400	\$700	\$700	\$700
Importance Code B	\$19,800	\$6,400	\$10,700	\$17,900
Importance Code C	\$1,100	\$600		
Total	\$37,300	\$7,700	\$11,400	\$18,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$44,600	LIFE	**	5	\$27,300	
		Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : At Rear Facade And Stair Bulkhead On Roof.							
	Masonry: Granite	5%			LIFE	**	5	\$1,300	
	Metal/Glass Curt Wall	15%			LIFE	**	5	\$9,600	
		Thermally Inefficient, Extent : Light, Area Affected : 100% Location : Main Entrance							
Windows									
	Aluminum	75%	Now	\$1,200	2046	**	5	\$700	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : 1st Floor Office Rear Window							
	Under Construction	25%							
Parapets									
	Cast Stone/Terra Cotta	15%	Now	\$71,800	LIFE	**	5	\$4,000	
		Worn/Eroded, Extent : Light, Area Affected : 100% Location : Throughout Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Covered With Protective Single Ply Rubber Due To Damage							
	Masonry: Brick	85%	Now	\$185,000	LIFE	**	5	\$3,000	
		Spalling, Extent : Light, Area Affected : 30% Location : Above Parapet Wall Base Counter Flashing Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Covered With Protective Single Ply Rubber Due To Damage							
Roof									
	Modified Bitumen	95%	Now	\$14,500	2030	\$290,100			
		Blisters, Extent : Light, Area Affected : 10% Location : Adjacent To Mechanical Equipment On Main Roof							
	Skylight, Metal/Glass	5%			2040	**	10	\$3,500	
		Deteriorated Finish, Extent : Light, Area Affected : 100% Location : Stair Bulkhead Roof And Main Roof							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2031	\$29,000	3	\$4,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,600	
	Ceramic Tile	10%			2043	**	5	\$2,100	
	Terrazzo	15%			LIFE	**	5	\$2,500	
	Vinyl Tile	55%	Now	\$10,600	2035	**	3	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout 1st And 2nd Floors							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2043	**	5	\$1,300	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Gypsum Board	50%			LIFE	**	5	\$7,600	
Masonry: Brick	15%			LIFE	**			
Plaster	25%	Now	\$1,100	LIFE	**	5	\$1,900	

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

Location : Stairwell At Roof Bulkhead

Paint Peeling, Extent : Light, Area Affected : 10%

Location : Stairwell At Roof Bulkhead

Ceilings

AcousTileSusp.Lay-In	30%			2047	**	5	\$5,400	
Gypsum Board	35%			LIFE	**	5	\$7,900	
Plaster	25%			LIFE	**	5	\$2,800	

Paint Peeling, Extent : Light, Area Affected : 10%

Location : Stairwell

Wood	10%			LIFE	**	5	\$15,700	
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Site Enclosure

Fence/Gates

Iron Picket	100%			2065	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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Other Observation, Extent : Light, Area Affected : 75%

Location : Along Mermaid Avenue And 19th Street

Explanation : Under Construction

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Parking/Driveway

Asphalt	95%			2039	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : North Side Of Building

Explanation : For NYC Zipcars

Cast in Place Concrete	5%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 600 Amperes Service

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	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.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2050	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2046	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2050	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2035	* *	10	\$10,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$15,200	10	\$1,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Incandescent	10%			2030	\$15,200	2		
	Egress Lighting								
	Emergency, Service	50%			2030	\$3,700	1		
	Exit, LED	50%			2058	* *	1		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First And Second Floor							
		Explanation : Cameras							
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2035	* *	1-3	\$4,300	

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%			2050	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$6,900	
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2043	* *	1	\$4,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%			2046	**	1		
	Conversion Equipment								
	Split Unit	50%			2035	**			
	Under Construction	50%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$18,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$8,700	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical								
	Explanation : One 50 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : One Unit								

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : CORTELYOU BRANCH LIBRARY
Address : 1305 CORTELYOU RD. @ARGYLE RD.
Borough : BROOKLYN **Agency's Number** : 87
Program / Asset # : BPL0C87.000 / 13244 **Yr Built/Renovated** : 1983 / 2005
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 02-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5144 **Lot** : 80 **BIN** : 3118362

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$132,000
Interior Architecture		\$39,300
Electrical		\$81,400
Total		\$252,700
Importance Code A		\$132,000
Importance Code B		\$120,700
Total		\$252,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$13,200	\$200		\$200
Interior Architecture	\$1,800	\$100	\$500	
Electrical	\$10,700	\$500	\$400	\$1,400
Mechanical	\$1,300	\$2,200	\$4,200	\$2,200
Site Pavements	\$1,800			
Total	\$28,800	\$3,000	\$5,100	\$3,800
Importance Code A	\$13,600	\$500	\$400	\$600
Importance Code B	\$13,400	\$2,500	\$4,700	\$3,200
Importance Code C	\$1,800			
Total	\$28,800	\$3,000	\$5,100	\$3,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%			LIFE	**	5	\$9,900	
Windows									
	Aluminum	100%			2038	**	5	\$300	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,700	
	Metal Panel	5%			2050	**	5	\$400	
Roof									
	Modified Bitumen	100%	Now	\$13,200	2030	\$132,000			
				Alligatoring, Extent : Moderate, Area Affected : 20%					
				Location : Seams					
				Blisters, Extent : Moderate, Area Affected : 40%					
				Location : Throughout					
				Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%					
				Location : Throughout					
				Patching Evident, Extent : Moderate, Area Affected : 15%					
				Location : Throughout Main Roof					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Over Meeting Room And Kitchen					
Interior									
Floors									
	Ceramic Tile	5%			2033	**	5	\$200	
	Vinyl Tile	95%			2030	\$39,300	3	\$1,600	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$4,000	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	3%			LIFE	**	5	\$200	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$1,800	2043	**	5	\$2,000	
				Staining/Discoloring, Extent : Light, Area Affected : 5%					
				Location : Meeting Room And Kitchen					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Meeting Room And Kitchen					
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$1,800	2035	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Entry Courtyard					
				Tripping Hazard, Extent : Moderate, Area Affected : 5%					
				Location : Entry Courtyard					

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5		
Raceway								
Conduit	90%			2040	* *	1		
Conduit	10%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2038	* *	5		
Molded Case Bkrs	65%			2038	* *	5	\$100	
Molded Case Bkrs	30%			2046	* *	5	\$100	
Wiring								
Thermoplastic	20%			2050	* *	1		
Thermoplastic	80%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,300	LIFE	* *	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2030	\$57,000	10	\$4,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2030	\$24,400	10	\$2,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	\$900	
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
Incandescent	25%			2030	\$6,500	2		
LED	25%			2035	* *			
No Component	50%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2035	* *	1	\$2,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2035

* *

1-3

\$2,300

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

2043

* *

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2046

* *

4

\$600

Terminal Devices

Air Handler

70%

2035

* *

1

\$3,300

Convactor/Radiator

30%

2043

* *

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Reciprocating

100%

2035

* *

1

\$3,500

Compr/Chiller

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$9,800

Terminal Devices

Air Handler/Dir

100%

2035

* *

1

Expansion

Heat Rejection

Air Cooled Condenser

100%

2035

* *

2

\$5,200

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Interior

70%

2035

* *

2

\$200

Roof

30%

2035

* *

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2028	\$4,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : CYPRESS HILLS BRANCH LIBRARY
Address : 1197 SUTTER AVENUE @ CRYSTAL ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0C88.000 / 14460 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 6,999 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 28-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4247 **Lot** : 33 **BIN** : 3252993

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$35,600	
Total	\$35,600	
Importance Code A	\$35,600	
Total	\$35,600	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,300			\$1,400
Interior Architecture	\$5,700		\$100	\$1,000
Electrical	\$200	\$300	\$200	\$7,600
Mechanical	\$800	\$700	\$3,800	\$700
Total	\$38,000	\$1,000	\$4,100	\$10,600
Importance Code A	\$31,700	\$300	\$300	\$1,700
Importance Code B	\$6,400	\$600	\$3,600	\$8,900
Importance Code C			\$100	
Total	\$38,000	\$1,000	\$4,100	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	95%	4+	\$30,600	LIFE	**	5	\$8,600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : East Side Exit							
	Metal Panel	5%			2050	**	5-10	\$5,000	
Windows									
	Aluminum	100%			2046	**	5	\$1,200	
Parapets									
	Concrete Masonry Unit	90%			LIFE	**	5	\$400	
	Pre-Cast Concrete	10%			LIFE	**	5	\$300	
Roof									
	Metal Panel	95%			2043	**	10	\$35,600	
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Modified Bitumen	5%	0-2	\$800	2035	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5	\$2,700	
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Basement Boiler Room							
	Ceramic Tile	5%	4+	\$200	2039	**	5	\$300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Public Toilets							
	Vinyl Tile	75%	2-4	\$3,600	2035	**	3	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Ceramic Tile	3%			2039	**	5	\$300	
	Concrete Masonry Unit	2%			LIFE	**	5	\$100	
	Gypsum Board	30%			LIFE	**	5	\$1,800	
	Plaster	45%			LIFE	**	5	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$1,900	2043	**	5	\$1,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Back Office Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Gypsum Board	30%			LIFE	**	5	\$4,100	
Plaster	50%			LIFE	**	5	\$3,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
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		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2035	**	10	\$1,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	80%			2035	**	10	\$5,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$800	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	50%			2035	**	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	**	1	\$800	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			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								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$500	
	Terminal Devices								
	Convactor/Radiator	50%			2043	**	1	\$1,100	
	Fan Coil Unit/Heat	50%			2035	**	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2035	**	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Rooftop Units							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2	\$9,100	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,900	
Exhaust Fans								
	Roof	30%		2035	**	2	\$100	
	No Component	70%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2050	**	1		
Water Heater								
	Gas Fired	100%		2028	\$4,300	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 40 Gallon Unit								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2024	\$200	4	\$100	
Backflow Preventer								
	Generic	100%		2035	**	1	\$400	
Fixtures								
	Generic	100%						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : DEKALB BRANCH LIBRARY
Address : 790 BUSHWICK AVE. @DEKALB AVE.
Borough : BROOKLYN **Agency's Number** : 35
Program / Asset # : BPL0D35.000 / 13245 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 12,584 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Oct-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3241 **Lot** : 18 **BIN** : 3073751

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$387,300	\$37,200
Interior Architecture	\$143,100	
Electrical	\$17,800	\$63,800
Mechanical	\$171,700	
Total	\$719,800	\$101,000
Importance Code A	\$387,300	\$37,200
Importance Code B	\$332,500	\$63,800
Total	\$719,800	\$101,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,400			\$5,000
Interior Architecture	\$23,900		\$2,900	\$1,800
Electrical	\$1,100	\$1,000	\$13,400	\$1,100
Mechanical	\$1,600	\$1,200	\$70,700	\$1,500
Site Enclosure	\$11,500			
Site Pavements	\$1,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$51,100	\$6,100	\$90,900	\$13,400
Importance Code A	\$8,100	\$600	\$800	\$5,600
Importance Code B	\$28,100	\$5,500	\$90,100	\$7,800
Importance Code C	\$14,900			
Total	\$51,100	\$6,100	\$90,900	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%	Now	\$59,200	LIFE	* *	5	\$24,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Cornice							
	Masonry: Brick	83%	Now	\$121,300	LIFE	* *	5	\$17,100	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%							
		Location : Along Bushwick Avenue							
	Masonry: Sandstone	2%	Now	\$7,400	LIFE	* *	5	\$300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Wood	100%	Now	\$206,800	2054	* *	5	\$23,400	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Main Reading Room							
Parapets									
	Cast Stone/Terra Cotta	23%			LIFE	* *	5	\$8,700	
		Staining/Discoloring, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	75%			LIFE	* *	5	\$3,700	
	Masonry: Limestone	2%			LIFE	* *	5	\$100	
Roof									
	Copper/Terne	85%			2057	* *	10	\$37,200	
	Roll Roofing	5%			2025	\$4,300	5	\$1,500	
	Single Ply Membrane	10%			2029	\$32,600	10	\$1,800	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	* *	5		

Interior

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

BROOKLYN PUBLIC LIBRARY - 038

DEKALB BRANCH LIBRARY

Asset # : 13245

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,900	
	Ceramic Tile	5%			2032	**	5	\$900	
	Sheet Vinyl/Rubber	5%			2034	**	5	\$1,300	
	Vinyl Tile	80%	4+	\$143,100	2039	**	3	\$5,400	
Adhesion Failure, Extent : Moderate, Area Affected : 50%									
Location : Throughout Main Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Main Floor									
Loose Units, Extent : Moderate, Area Affected : 50%									
Location : Throughout Main Floor									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$900	
	Concrete Masonry Unit	10%	Now	\$2,300	LIFE	**	5	\$700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Gypsum Board	15%			LIFE	**	5	\$1,600	
	Plaster	65%	Now	\$10,700	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Custodian Room, Technology Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Custodian Room, Technology Room									
	Wood	5%			LIFE	**	5	\$3,500	
Ceilings									
	AcousTile,Adhered	5%	4+	\$1,000	2049	**	5	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
	AcousTileSusp.Lay-In	25%			2034	**	5	\$4,500	
	Exposed Concrete	5%			LIFE	**	5	\$100	
	Plaster	65%	Now	\$9,100	LIFE	**	5	\$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Mezzanine									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Mezzanine									
Site Enclosure									
Fence/Gates									
	Iron Picket	80%			2049	**			
	Masonry: Brick	20%			2049	**			
Retaining Walls									
	Masonry: Brick	100%	Now	\$11,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Area Way									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Area Way									

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

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Asphalt	25%			2032		**			
Cast in Place Concrete	50%			2034		**			
Pavers/Stone	25%	0-2	\$1,500	2032		**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front Steps</i>									

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2029		\$1,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$38,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- Vertical Section</i>									

Raceway

Conduit	70%			2029		\$25,800	1		
Conduit	30%			2049		**	1		

Panelboards

Fused Disc Sw	5%			2028		\$900	5		
Molded Case Bkrs	65%			2028		\$11,400	5	\$200	
Molded Case Bkrs	30%			2045		**	5	\$100	

Wiring

Thermoplastic	30%			2049		**	1		
Thermoplastic	70%			2029		\$22,800	1		

Motor Controllers

Locally Mounted	100%			2034		**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
DEKALB BRANCH LIBRARY
Asset # : 13245

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	12%			2024	\$17,800	10	\$1,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	50%			2034	* *	10	\$5,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
	Fluorescent	30%			2034	* *	10	\$3,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And 1st Floor							
	Fluorescent	5%			2037	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	3%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$1,500	
	Exit, Service	50%			2034	* *	1		
	Exterior Lighting								
	HID	30%			2034	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside And Inside							
		Explanation :							
		CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One Unit							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$600	
	Terminal Devices								
	Air Handler	25%			2024	\$48,700	1	\$2,000	
	Convactor/Radiator	75%			2034	**	1	\$3,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2024	\$78,600	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : 2 Units On Roof							
	Split Unit	15%			2024	\$44,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 3 Units. Various Locations.							
	No Component	15%							
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2024	\$33,600	1	\$600	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2024	\$3,600	2	\$1,300	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
	Exhaust Fans								
	Interior	30%			2024	\$14,800	2	\$100	
	Roof	70%			2024	\$16,100	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$8,500	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	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 1st Floor Explanation : One Unit							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name	: DYKER BRANCH LIBRARY		
Address	: 8202 13TH AVE. @ 82ND STREET		
Borough	: BROOKLYN	Agency's Number	: 82
Program / Asset #	: BPL0D82.000 / 13246	Yr Built/Renovated	: 1974 / 2013
Area Sq Ft	: 7,500	Project Type	: BROOKLYN PUBLIC LIBRARY
Date of Survey	: 11-Jul-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1		
Block	: 6302	Lot	: 36
		BIN	: 3164019

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$48,900	
Interior Architecture		\$111,700
Mechanical		\$284,600
Total	\$48,900	\$396,300
Importance Code A	\$48,900	
Importance Code B		\$396,300
Total	\$48,900	\$396,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,600			
Interior Architecture	\$31,900	\$300	\$1,700	
Electrical	\$7,600	\$300	\$300	\$8,200
Mechanical	\$1,000	\$2,000	\$1,400	\$6,600
Site Pavements	\$17,000			
Total	\$63,100	\$2,600	\$3,400	\$14,900
Importance Code A	\$6,000	\$400	\$400	\$500
Importance Code B	\$57,100	\$2,300	\$2,800	\$14,400
Importance Code C			\$200	
Total	\$63,100	\$2,600	\$3,400	\$14,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$2,000	LIFE	**	5	\$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Base Of Building									
	Masonry: Brick	80%			LIFE	**	5	\$10,600	
	Pre-Cast Concrete	15%	Now	\$3,600	LIFE	**	5	\$6,500	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Throughout Top Of Building									
Windows									
	Aluminum	100%	Now	\$48,900	2055	**	5	\$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
	Single Ply Membrane	100%			2038	**	10	\$26,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Roof									
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2033	**	5	\$700	
	Vinyl Tile	90%			2030	\$111,700	3	\$4,500	
Interior Walls									
	Ceramic Tile	10%			2039	**	5	\$400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$1,500	
Ceilings									
	AcousTileSusp.Lay-In	90%	0-2	\$31,900	2043	**	5	\$6,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Kitchen, Work Room, Meeting Room									
Staining/Discoloring, Extent : Severe, Area Affected : 15%									
Location : Kitchen, Work Room, Meeting Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Kitchen, Work Room, Meeting Room									
	Gypsum Board	5%			LIFE	**	5	\$800	
	Plaster	5%			LIFE	**	5	\$400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2050	**			
Site Pavements									

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

BROOKLYN PUBLIC LIBRARY - 038

DYKER BRANCH LIBRARY

Asset # : 13246

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$17,000	2035	**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	100%			2035	**		
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Parking/Driveway

Asphalt	80%			2033	**		
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Cast in Place Concrete	20%			2043	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2040	**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2040	**	5	\$200
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Raceway

Conduit	90%			2040	**	1	
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Conduit	10%			2050	**	1	
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Panelboards

Fused Disc Sw	5%			2029	\$800	5	
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Fused Disc Sw	5%			2046	**	5	
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Molded Case Bkrs	60%			2029	\$9,700	5	\$100
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Molded Case Bkrs	30%			2052	**	5	\$100
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Wiring

Thermoplastic	70%			2030	\$21,000	1	
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Thermoplastic	30%			2050	**	1	
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Motor Controllers

Locally Mounted	60%			2028	\$9,800	5	
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Locally Mounted	40%			2043	**	5	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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BROOKLYN PUBLIC LIBRARY - 038

DYKER BRANCH LIBRARY

Asset # : 13246

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

Lighting

Interior Lighting

Fluorescent

98%

2035

* *

10

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

2%

2035

* *

10

\$100

*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Front Desk*

Egress Lighting

Emergency, Battery

50%

2035

* *

10

\$900

Exit, Service

50%

2035

* *

1

Exterior Lighting

LED

30%

2035

* *

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

Now

\$7,400

2040

* *

1

\$800

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2038

* *

1-3

\$1,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : New Fire Alarm Installed In 2018.*

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

2043

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2046

* *

4

\$600

Terminal Devices

Air Handler

50%

2038

* *

1

\$2,300

Convactor/Radiator

50%

2035

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2031

\$284,600

2

\$500

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

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BROOKLYN PUBLIC LIBRARY - 038

DYKER BRANCH LIBRARY

Asset # : 13246

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	100%			2035	* *	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2035	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,600	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 50 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,200	4	\$200	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$500	
	Fixtures								
	Generic	100%							

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

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$82,300	\$164,600
Electrical		\$50,400
Mechanical		\$429,300
Total	\$82,300	\$644,300
Importance Code A	\$82,300	\$164,600
Importance Code B		\$479,700
Total	\$82,300	\$644,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,200		\$2,500	
Interior Architecture	\$53,200	\$800		\$1,800
Electrical	\$600	\$300	\$400	\$400
Mechanical	\$1,400	\$1,500	\$2,200	\$1,800
Total	\$77,400	\$2,600	\$5,200	\$4,000
Importance Code A	\$22,800	\$600	\$3,200	\$600
Importance Code B	\$37,700	\$2,000	\$2,000	\$3,400
Importance Code C	\$16,800			
Total	\$77,400	\$2,600	\$5,200	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	40%			LIFE	**	5	\$3,800	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Glass Block	10%	Now	\$4,100	LIFE	**	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	35%			LIFE	**	5	\$5,400	
	Metal Coiling Doors	10%			2034	**	5	\$4,800	
	Granite Panels	5%			LIFE	**	5	\$600	
Parapets									
	Concrete Masonry Unit	25%			LIFE	**	5	\$400	
	Metal Panel	5%			2049	**	5	\$300	
	Metal: Cage/Fence	70%			2042	**	5-10	\$8,000	
Roof									
	IRMA/Protected Membrane	90%	Now	\$82,300	2029	\$164,600			
		Insul Deter/Miss, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : First Floor							
	Sloped Glazing	10%	Now	\$13,400	LIFE	**	5	\$28,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2039	**	5-10		
Interior									
Floors									
	Ceramic Tile	10%			2038	**	5	\$1,600	
	Vinyl Tile	90%	0-2	\$26,100	2034	**	3	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	25%	Now	\$13,300	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
	Gypsum Board	50%	Now	\$3,500	LIFE	**	5	\$4,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Front Wall							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Front Wall							
Ceilings									
	AcousTileSusp.Lay-In	70%			2042	**	5	\$11,000	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Gypsum Board	10%	0-2	\$300	LIFE	**	5	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Offices							
	Plaster	20%	Now	\$4,500	LIFE	**	5	\$2,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%			2042	**			
	Pavers/Stone	25%			2038	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	* *	5	\$100	
Raceway								
Conduit	100%			2039	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$600	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	70%			2029	\$123,100	1	\$5,300	
	Convactor/Radiator	30%			2034	* *	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2027	\$266,100	2	\$800	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units. Basement								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	90%			2029	\$40,100	2	\$300	
	Roof	10%	Now	\$100	2029	\$2,100	2		
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Restroom Exhaust Fans. Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$7,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : EASTERN PARKWAY BRANCH LIBRARY
Address : 1044 EASTERN PKWY. @SCHENECTADY AVE.
Borough : BROOKLYN **Agency's Number** : 37
Program / Asset # : BPL0E37.000 / 13248 **Yr Built/Renovated** : 1914 / 2005
Area Sq Ft : 15,901 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1396 **Lot** : 6 **BIN** : 3037543

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$352,100	
Electrical	\$53,500	\$35,000
Mechanical	\$224,200	\$158,800
Total	\$629,800	\$193,800
Importance Code A	\$352,100	
Importance Code B	\$277,700	\$193,800
Total	\$629,800	\$193,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,800			\$1,400
Interior Architecture	\$9,300	\$1,200		\$15,900
Electrical	\$24,300	\$600	\$800	\$1,100
Mechanical	\$2,400	\$1,800	\$3,900	\$11,600
Site Enclosure	\$1,700			
Site Pavements	\$12,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,700	\$7,500	\$8,700	\$34,000
Importance Code A	\$24,600	\$800	\$800	\$2,400
Importance Code B	\$48,800	\$6,700	\$7,900	\$31,600
Importance Code C	\$4,400			
Total	\$77,700	\$7,500	\$8,700	\$34,000



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$1,100	
	Masonry: Granite	5%	Now	\$7,100	LIFE	**	5	\$800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	85%	Now	\$123,200	LIFE	**	5	\$14,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Stucco Cement	5%			2035	**	5	\$2,800	
Windows									
	Steel	5%	Now	\$16,700	2055	**	5	\$1,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
	Wood	95%	Now	\$228,900	2055	**	5	\$28,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$1,300	
	Masonry: Limestone	50%			LIFE	**	5	\$1,600	
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2038	**	10	\$18,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Traffic Topping	10%			2035	**	5	\$3,000	
	Vinyl Tile	85%	Now	\$9,300	2035	**	3	\$7,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Gypsum Board	15%			LIFE	**	5	\$1,800	
	Plaster	70%			LIFE	**	5	\$4,200	
	SGFT/Glazed Masonry	10%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st And 2nd Floors								
	Explanation : Located In Main Stairwell								
Ceilings									
	AcousTileConcealSpLn	80%			2035	**	5	\$23,800	
	AcousTileSusp.Lay-In	10%			2043	**	5	\$2,400	
	Plaster	10%			LIFE	**	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Chain Link	50%	Now	\$1,600	2030	\$8,200			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
	Location : Rear Yard								
	Iron Picket	50%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$100	2050	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Stair Areaway At Rear Yard								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$9,500	2035	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Easter Parkway Entrance Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Easter Parkway Entrance Area								
	Tripping Hazard, Extent : Moderate, Area Affected : 5%								
	Location : Easter Parkway Entrance Area								
On-Site Walkways									
	Cast in Place Concrete	80%			2035	**			
	Masonry: Granite	20%			LIFE	**			
Parking/Driveway									
	Asphalt	100%	Now	\$2,700	2033	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard								
	Potholes, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$1,600	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 200 Amperes Service							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$400	
	Raceway								
	Conduit	95%			2030	\$32,300	1		
	Conduit	5%			2040	* *	1		
	Panelboards								
	Molded Case Bkrs	95%			2029	\$15,400	5	\$400	
	Molded Case Bkrs	5%			2038	* *	5		
	Wiring								
	Braided Cloth	80%	0-2	\$24,000	2055	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2040	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$8,600	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	LED	95%			2035	* *			
	Egress Lighting								
	Exit, LED	30%			2045	* *	1		
	Exit, Service	40%			2030	\$1,000	1		
	Exit, Battery	30%			2030	\$2,400	10	\$300	
	Exterior Lighting								
	HID	50%			2030	\$32,500	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Perimeter							
		Explanation : Operated Via Timer							
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cameras Only							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 4+

\$53,500

2040

* *

1-3

\$2,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Outdated Very Old Fire Alarm System*

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

30%

2040

* *

1

Natural Gas

70%

2040

* *

1

Conversion Equipment

Furnace

30%

2030

\$11,400

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Rooftop Units**Explanation : Gas Heat*

Hot Water Boiler

70%

2035

* *

1

\$5,500

Distribution

Ductwork/Diffusers

50%

LIFE

* *

2-5

\$4,400

Hot Wtr Piping/Pump

50%

2046

* *

4

\$600

Terminal Devices

Air Handler

70%

2030

\$158,800

1

\$6,900

Convactor/Radiator

30%

2035

* *

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

30%

2024

\$102,900

2

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : With Gas Furnace*

Ext Pkg Unit -

Heating/Cooling

60%

2025

\$121,200

2

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : With Gas Furnace*

Split Unit

10%

2030

\$34,400

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	10%			2030	\$18,000	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Hot Water Coil							
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2030	\$3,300	2	\$1,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
	Exhaust Fans								
	Roof	100%			2030	\$26,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$9,800	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,500	4	\$500	
	Sewage Ejector(s)								
	Compressed Air	100%			2040	**	4	\$200	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2035	**	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Boiler Room Explanation : Boilers Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : FLATBUSH BRANCH LIBRARY
Address : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE
Borough : BROOKLYN **Agency's Number** : 38
Program / Asset # : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2014
Area Sq Ft : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 5086 **Lot** : 15 **BIN** : 3116706

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$202,600	
Interior Architecture	\$113,600	
Electrical	\$48,900	\$11,800
Mechanical		\$430,400
Total	\$365,100	\$442,200
Importance Code A	\$202,600	
Importance Code B	\$162,500	\$442,200
Total	\$365,100	\$442,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,700			\$21,600
Interior Architecture	\$7,500	\$6,300	\$1,900	\$800
Electrical	\$2,100	\$2,400	\$2,100	\$10,600
Mechanical	\$7,900	\$4,200	\$9,100	\$4,000
Site Pavements	\$27,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,900	\$16,900	\$17,000	\$40,900
Importance Code A	\$12,800	\$1,100	\$1,100	\$22,700
Importance Code B	\$31,900	\$15,900	\$14,800	\$18,200
Importance Code C	\$16,300		\$1,200	
Total	\$60,900	\$16,900	\$17,000	\$40,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$151,500	LIFE	**	5	\$23,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Southwest Exit							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Chimney							
	Masonry: Limestone	5%			LIFE	**	5	\$1,000	
	Pre-Cast Concrete	10%	Now	\$9,800	LIFE	**	5	\$8,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
		Open Joints, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
Windows									
	Aluminum	93%	Now	\$51,100	2046	**	5	\$2,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Glass Block	2%			LIFE	**	5	\$100	
	Metal Louvers	5%	Now	\$2,000	2033	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$5,800	
	Metal Panel	5%			2050	**	5	\$1,300	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof									
	Built-Up (BUR)	93%			2035	**	10	\$21,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Not Accessible							
	Skylight, Metal/Glass	5%			2050	**	10	\$3,800	
	Skylight, Metal/Glass	2%			2040	**	10	\$1,500	

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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	2-4	\$3,500	LIFE	**	5	\$3,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	5%			2039	**	5	\$1,500	
	Terrazzo	5%			LIFE	**	5	\$1,200	
	Vinyl Tile	65%			2035	**	3	\$7,500	
	Vinyl Tile	20%	2-4	\$56,700	2040	**	3	\$2,300	
		Adhesion Failure, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$2,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$7,700	
	Plaster	5%	2-4	\$4,000	LIFE	**	5	\$700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	25%			2043	**	5	\$7,700	
	Gypsum Board	10%			LIFE	**	5	\$3,800	
	Plaster	65%	4+	\$56,900	LIFE	**	5	\$12,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Exposed Struc: Steel	70%			LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Iron Picket	30%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$15,500	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$2,500	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$9,700 2033 * *

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2050 * * 5 \$100

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

Location : Electrical Room

Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2050 * * 5 \$100

Raceway

Conduit

70% 2030 \$23,800 1

Conduit

30% 2050 * * 1

Panelboards

Molded Case Bkrs

80% 2046 * * 5 \$500

Molded Case Bkrs

20% 2029 \$4,900 5 \$100

Wiring

Thermoplastic

80% 2050 * * 1

Thermoplastic

20% 2030 \$6,000 1

Motor Controllers

Locally Mounted

100% 2043 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$300

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$11,800	10	\$1,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 5%							
		Location : Main Floor							
	Fluorescent	5%			2035	* *	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	1%			2035	* *	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Hallway							
		Explanation : T-5 Lamps							
	Fluorescent	19%			2035	* *	10	\$3,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 19%							
		Location : Main Floor							
	LED	70%			2035	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$2,600	
	Exit, Battery	50%			2035	* *	10	\$700	
Exterior Lighting									
	HID	100%			2035	* *	10	\$100	
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV System							
Fire/Smoke Detection									
	Generic, Analog	20%			2025	\$48,900	1-3	\$2,800	
	Generic, Digital	80%			2035	* *	1-3	\$10,700	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2043	* *	1	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One Unit									
Distribution									
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$1,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Basement									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2030	\$124,400	1	\$5,400	
	Air Handler	20%			2038	* *	1	\$2,700	
	Convactor/Radiator	40%			2035	* *	1	\$2,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2030	\$112,600	1	\$6,100	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Window/Wall Unit	40%			2028	\$18,400	1		
Distribution									
	CW & CHW Wtr	80%			2040	* *	4	\$900	
	Pipe/Pump								
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2030	\$148,800	1	\$8,100	
	Fan Coil - 4 Pipe	20%			2035	* *	1	\$1,400	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2030	\$44,600	2	\$15,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	
Exhaust Fans									
	Roof	100%			2035	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2040	* *	1		
	Galvanized Steel	80%			2035	* *	1		
Water Heater									
	Electric	100%			2028	\$19,500	4	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 50 Gallon Unit					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2035	* *	4	\$700	
Sewage Ejector(s)									
	Electric	100%			2030	\$6,400	4	\$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.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$1,300	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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

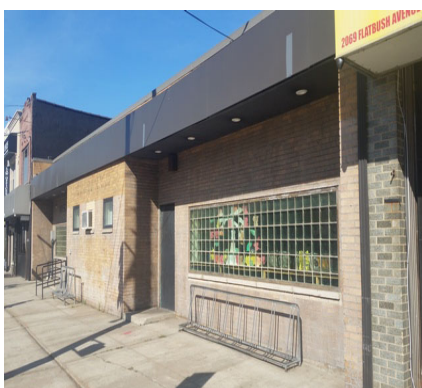
Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : FLATLANDS BRANCH LIBRARY
Address : 2065 FLATBUSH AVENUE @AVENUE P
Borough : BROOKLYN **Agency's Number** : 39
Program / Asset # : BPL0F39.000 / 13249 **Yr Built/Renovated** : 1969 / 2003
Area Sq Ft : 12,028 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 7868 **Lot** : 39 **BIN** : 3219626

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$327,100
Electrical		\$35,000
Mechanical		\$247,000
Total		\$609,100
Importance Code A		\$327,100
Importance Code B		\$282,000
Total		\$609,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,300		\$7,400	
Interior Architecture	\$40,000	\$900		\$2,100
Electrical	\$500	\$600	\$600	\$500
Mechanical	\$1,000	\$1,200	\$9,300	\$1,300
Site Pavements	\$17,300			
Total	\$85,000	\$2,600	\$17,400	\$4,000
Importance Code A	\$26,900	\$600	\$8,000	\$600
Importance Code B	\$50,300	\$1,600	\$9,400	\$3,400
Importance Code C	\$7,800	\$400		
Total	\$85,000	\$2,600	\$17,400	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
	Masonry: Brick	87%			LIFE	**	5	\$15,900	
	Pre-Cast Concrete	3%	Now	\$2,000	LIFE	**	5	\$1,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Window Sills								
Windows									
	Glass Block	50%			LIFE	**	5	\$2,000	
	Steel	50%			2037	**	5	\$39,300	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$2,500	
	Metal Panel	10%	Now	\$4,700	2049	**	5	\$500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Metal Coping At East Side								
Roof									
	Modified Bitumen	25%			2034	**	10	\$7,400	
	Modified Bitumen	75%			2029	\$327,100	10	\$22,300	
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Ceramic Tile	5%			2038	**	5	\$900	
	Vinyl Tile	95%			2034	**	3	\$8,600	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$800	
	Gypsum Board	95%			LIFE	**	5	\$9,300	
Ceilings									
	AcousTileConcealSpLn	20%	Now	\$31,600	2049	**	5	\$2,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Mezzanine								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Mezzanine								
	AcousTileSusp.Lay-In	70%			2042	**	5	\$12,600	
	Gypsum Board	10%			LIFE	**	5	\$2,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2039	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$9,400	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Troy Avenue								
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$900	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Front Of Building - Flatbush Avenue								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway
Asphalt

100% Now \$7,000 2032 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Rear Of Building

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2029 \$1,600 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs

100% 2029 \$35,000 5 \$300

Raceway

Conduit

90% 2029 \$30,600 1

Conduit

10% 2049 * * 1

Panelboards

Fused Disc Sw

5% 2028 \$800 5

Molded Case Bkrs

20% 2045 * * 5 \$100

Molded Case Bkrs

75% 2028 \$12,100 5 \$200

Wiring

Thermoplastic

80% 2029 \$24,000 1

Thermoplastic

20% 2049 * * 1

Motor Controllers

Locally Mounted

100% 2027 \$32,700 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2037 * *

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

Location : Throughout The Building

Explanation : LED Light Fixtures

Egress Lighting

Emergency, Battery

50% 2037 * * 10 \$1,500

Exit, Service

50% 2037 * * 1

Exterior Lighting

LED

10% 2037 * *

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

Location : Front Only

Explanation : LED Lights

No Component

90%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System
Generic

100%

2037

* *

1

\$4,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Cameras, Intrusion Alarm, Motion Sensors And Panic Doors*

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

Heating

Energy Source
Natural Gas

100%

2049

* *

1

Conversion Equipment
Furnace

40%

2029

\$11,500

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof**Explanation : 2 Rooftop Package Units*

Hot Water Boiler

60%

2034

* *

1

\$3,600

*Other Observation, Extent : Light, Area Affected : 60%**Location : 1st Floor Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump
No Component

60%
40%

2037

* *

4

\$400

Terminal Devices

Air Handler
Convactor/Radiator
No Component

30%
30%
40%2029
2027\$51,500
\$19,6001
1\$2,200
\$1,200

Air Conditioning

Energy Source
Electricity

100%

2037

* *

1

Conversion Equipment
Int Pkg Unit -
Heating/Cooling

40%

2027

\$103,800

2

\$300

*R-22 Refrigerant, Extent : Light, Area Affected : 40%**Location : 1st Floor Mechanical Room*

Ext Pkg Unit -
Heating/Cooling

60%

2029

\$91,700

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 60%**Location : 2 Units On Roof*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	30%		2029	\$13,000	2	\$100	
	Roof	70%		2029	\$14,200	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	* *	1		
	Water Heater							
	Gas Fired	100%		2024	\$7,400	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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : FORT HAMILTON BRANCH LIBRARY
Address : 9424 FOURTH AVE. @95TH STREET
Borough : BROOKLYN **Agency's Number** : 40
Program / Asset # : BPL0F40.000 / 13250 **Yr Built/Renovated** : 1902 / 2011
Area Sq Ft : 7,362 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 21-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6114 **Lot** : 37 **BIN** : 3155499

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$79,300
Total		\$79,300
Importance Code A		\$79,300
Total		\$79,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,000	\$3,500	\$7,100	\$1,000
Interior Architecture	\$2,300	\$900		\$1,200
Electrical	\$800	\$600	\$8,300	\$800
Mechanical	\$700	\$500	\$1,300	\$600
Total	\$5,800	\$5,500	\$16,700	\$3,700
Importance Code A	\$2,400	\$3,900	\$7,500	\$1,400
Importance Code B	\$2,900	\$1,100	\$9,200	\$2,300
Importance Code C	\$500	\$600		
Total	\$5,800	\$5,500	\$16,700	\$3,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$15,300	
	Masonry: Limestone	5%	4+	\$2,000	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Main Entrance							
	Metal Panel	5%			2049	**	5-10	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Equipment Screen Wall							
Windows									
	Aluminum	98%			2045	**	5	\$2,000	
	Metal Louvers	2%			2038	**	10	\$300	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$300	
	Metal Panel	5%			2049	**	5	\$300	
	No Component	75%							
Roof									
	Built-Up (BUR)	30%			2029	\$79,300	10	\$5,400	
	Modified Bitumen	30%			2034	**	10	\$5,400	
	Slate	40%			LIFE	**			
Soffits									
	Fiberglass Panel	100%			2038	**	5	\$7,100	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2038	**	5	\$600	
	Slate	2%			LIFE	**	5	\$200	
	Vinyl Tile	88%			2034	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,200	
	Gypsum Board	25%	4+	\$500	LIFE	**	5	\$3,500	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : At HVAC Ducts							
	Plaster	70%			LIFE	**	5	\$5,000	
Ceilings									
	AcousTileSusp.Lay-In	35%	0-2	\$600	2042	**	5	\$1,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : At HVAC Ducts							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Plaster	30%			LIFE	**	5	\$1,700	
	Wood	15%			LIFE	**	5	\$12,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%		2064	**	
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2042	**	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

On-Site Walkways

Cast in Place Concrete	75%		2046	**	
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Masonry: Granite	25%		LIFE	**	
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Parking/Driveway

Asphalt	100%		2038	**	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2049	**	5
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%		2049	**	5
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Raceway

Conduit	100%		2049	**	1
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Panelboards

Fused Disc Sw	5%		2045	**	5
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Molded Case Bkrs	95%		2045	**	5	\$200
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Wiring

Thermoplastic	100%		2049	**	1
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Motor Controllers

Locally Mounted	100%		2042	**	5	\$100
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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Lighting

Interior Lighting

Fluorescent	90%		2034	**	10	\$6,100
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	10%		2034	**	10	\$700
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Other Observation, Extent : Light, Area Affected : 100%

Location : First Floor

Explanation : Compact Fluorescent Light Fixtures

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2034		**	10		\$900	
Exit, Service	50%		2034		**	1			

Exterior Lighting

HID	100%		2034		**	10			
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Alarm

Security System

No Component	30%								
Generic	70%		2034		**	1		\$1,900	

Fire/Smoke Detection

Generic, Digital	100%		2034		**	1-3		\$4,700	
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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%		2049		**	1			
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Conversion Equipment

Furnace	65%		2034		**	1		\$2,400	
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*Other Observation, Extent : Light, Area Affected : 65%**Location : Roof**Explanation : 2 Package Units*

Hot Water Boiler	35%		2042		**	1		\$1,300	
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*Other Observation, Extent : Light, Area Affected : 35%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	35%		2045		**	4		\$100	
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No Component	65%								
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Terminal Devices

Convactor/Radiator	35%		2042		**	1		\$800	
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No Component	65%								
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Air Conditioning

Energy Source

Electricity	100%		2045		**	1			
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	90%		2034		**	2		\$400	
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*Other Observation, Extent : Light, Area Affected : 90%**Location : Roof**Explanation : 2 Package Units. R-410a*

Split Unit	10%		2034		**				
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*Other Observation, Extent : Light, Area Affected : 10%**Location : Roof**Explanation : 2 Units. R-410a*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Terminal Devices							
	Fan Coil - 2 Pipe	10%		2034	* *	1	\$200	
	No Component	90%						
	Heat Rejection							
	Dry Cooler	10%		2034	* *	2	\$500	
	No Component	90%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,100	
	Exhaust Fans							
	Roof	100%		2034	* *	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2049	* *	1		
	Water Heater							
	Gas Fired	100%		2027	\$4,600	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%		2049	* *	1-2	\$400	

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : GERRITSEN BEACH BRANCH LIBRARY
Address : 2808 GERRITSEN AVENUE BTWN BARTLETT PL. - GOTHAM AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0G40.000 / 14459 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 9,963 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8923 **Lot** : 920 **BIN** : 3343823

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,200		\$10,200	
Interior Architecture	\$2,100			\$1,600
Electrical	\$700	\$600	\$30,000	\$500
Mechanical	\$1,100	\$1,600	\$1,900	\$1,300
Total	\$6,100	\$2,200	\$42,200	\$3,400
Importance Code A	\$2,700	\$500	\$10,700	\$500
Importance Code B	\$3,300	\$1,700	\$31,500	\$3,000
Importance Code C	\$100			
Total	\$6,100	\$2,200	\$42,200	\$3,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$1,400	
	Exposed Struc: Steel	2%			LIFE	**	5	\$500	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	76%			LIFE	**	5	\$6,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%			2049	**	5-10	\$3,000	
		Painted Surfaces, Extent : Light, Area Affected : 10%							
		Location : Rear Of Building							
	Window Wall	15%			2049	**	5	\$4,900	
Windows									
	Aluminum	99%			2051	**	5	\$1,300	
	Metal Louvers	1%			2032	**	10	\$100	
		Deteriorated Finish, Extent : Light, Area Affected : 50%							
		Location : Front Of Building							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 1%							
		Location : Throughout							
	Masonry: Brick	40%			LIFE	**	5	\$300	
		Vertical Cracks, Extent : Light, Area Affected : 1%							
		Location : West Side							
	No Component	50%							
Roof									
	Asphalt Shingle	65%			2042	**	10	\$2,200	
	Modified Bitumen	35%			2034	**	10	\$6,900	
Soffits									
	Cement-Fiber Panel	90%			2037	**	10		
		Staining/Discoloring, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Ceramic Tile	5%			2042	**	5	\$700	
	Vinyl Tile	90%			2037	**	3	\$6,400	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Gypsum Board	75%			LIFE	**	5	\$2,100	
	Masonry: Brick	15%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%		2046	**	5	\$2,100	
Exposed Struc: Steel	5%		LIFE	**			
Exposed Struc: Wood	75%		LIFE	**			
Gypsum Board	5%		LIFE	**	5	\$900	

Site Enclosure

Fence/Gates

Iron Picket	100%		2064	**			
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Free Standing Walls

Masonry: Brick	100%		2049	**			
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Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%		2046	**			
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Activity Yard

Pavers/Stone	100%		2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2039	* *	5
<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
<i>Location : Electrical Room</i>				
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>				

Switchgear / Switchboard

Molded Case Bkrs	100%	2039	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					
<i>Explanation : 1- Vertical Section</i>					

Raceway

Conduit	100%		2039	**	1		
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Panelboards

Fused Disc Sw	5%		2037	**	5		
Molded Case Bkrs	95%		2037	**	5	\$300	

Wiring

Thermoplastic	100%		2039	**	1		
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Motor Controllers

Locally Mounted	100%		2034	**	5	\$100	
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100	
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Lighting

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

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

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

Lighting

Interior Lighting

Fluorescent

25%

2024

\$27,000

10

\$2,300

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices, Electrical Room*

Fluorescent

5%

2029

\$5,400

10

\$500

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Offices*

LED

70%

2037

* *

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

Egress Lighting

Emergency, Battery

50%

2029

\$7,300

10

\$1,200

Exit, Service

50%

2029

\$800

1

Exterior Lighting

LED

30%

2037

* *

No Component

70%

Alarm

Security System

Generic

100%

2037

* *

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$33,500

1-3

\$1,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : Smoke Detector, Strobe Lights*

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%

2055

* *

1

Conversion Equipment

Hot Water Boiler

100%

2046

* *

1

\$4,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2051

* *

4

\$700

Terminal Devices

Air Handler

90%

2037

* *

1

\$5,500

Fan Coil Unit/Heat

10%

2037

* *

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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Energy Source							
	Electricity	100%		2051	* *	1		
	Conversion Equipment							
	Int Pkg Unit - Heating/Cooling	90%		2033	* *	2	\$600	
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,600	
	Exhaust Fans							
	Interior	100%		2037	* *	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2055	* *	1		
	Water Heater							
	Electric	100%		2028	\$8,900	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2037	* *	1	\$600	
	Fixtures							
	Generic	100%						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$272,200
Mechanical		\$330,100
Total		\$602,300
Importance Code A		\$272,200
Importance Code B		\$330,100
Total		\$602,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$49,600		\$700	
Interior Architecture	\$14,900		\$2,000	\$400
Electrical	\$16,800	\$400	\$400	\$500
Mechanical	\$3,500	\$2,100	\$1,400	\$1,900
Site Enclosure	\$300			
Total	\$85,100	\$2,400	\$4,400	\$2,800
Importance Code A	\$50,000	\$400	\$1,100	\$400
Importance Code B	\$31,500	\$2,100	\$3,300	\$2,300
Importance Code C	\$3,600			\$200
Total	\$85,100	\$2,400	\$4,400	\$2,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	2-4	\$8,700	LIFE	**	5	\$13,200	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	20%			LIFE	**	5	\$5,700	
	Granite Panels	10%	2-4	\$10,900	LIFE	**	5	\$1,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Entry							
Windows									
	Aluminum	100%			2039	**	5	\$1,400	
Parapets									
	Masonry: Brick	3%			LIFE	**	5-10		
	Masonry: Limestone	2%			LIFE	**	5-10		
	Metal Panel	1%			2041	**	5		
	No Component	94%							
Roof									
	Modified Bitumen	100%	4+	\$27,200	2031	\$272,200			
		Alligatoring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	50%			LIFE	**	5		
	Stucco Cement	50%			2036	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
	Ceramic Tile	5%			2040	**	5	\$500	
	Terrazzo	2%			LIFE	**	5	\$300	
	Vinyl Tile	88%			2039	**	3	\$3,500	
		Recent Installation, Extent : Light, Area Affected : 80%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Plaster	20%			LIFE	**	5-10	\$1,200	
	SGFT/Glazed Masonry	70%			LIFE	**	10	\$2,400	
Ceilings									
	AcousTileSusp.Lay-In	15%			2044	**	5	\$1,600	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
	Plaster	80%			LIFE	**	5-10	\$14,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	50%			2051	**			
	Masonry: Brick	50%	Now	\$300	2041	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Wall At Areaway On East Side							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%		2051		**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Site Wall On West Property Line</i>									
<i>Explanation : This Is Actually Pre-cast Concrete Construction</i>									

Retaining Walls

Cast in Place Concrete	70%		2051		**				
Masonry: Brick	30%		2041		**				

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2036		**				
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On-Site Walkways

Cast in Place Concrete	100%		2036		**				
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2031	\$1,600	5	\$200			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One Electrical Service Rated At 350 Amperes</i>									

Raceway

Conduit	90%		2031	\$30,600	1				
Conduit	10%		2057	**	1				

Panelboards

Molded Case Bkrs	60%		2030	\$9,700	5	\$100			
Molded Case Bkrs	40%		2047	**	5	\$100			

Wiring

Braided Cloth	20%	2-4	\$6,000	2056	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Thermoplastic	70%		2031	\$21,000	1				
Thermoplastic	10%		2057	**	1				

Motor Controllers

Locally Mounted	100%		2044	**	5	\$100			
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Ground

Grounding Devices

Generic	100%	0-2	\$10,300	LIFE	**	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Ground Bus Bar Not Observed. Jumper Wire For Water Meter Observed.</i>									

Lighting

Interior Lighting

LED	100%		2039	**					
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

Exit, Service

50%

2039

* *

1

Exit, Battery

50%

2039

* *

10

\$300

Exterior Lighting

HID

40%

2031

\$12,300

10

LED

60%

2039

* *

Alarm

Security System

No Component

20%

Generic

80%

2039

* *

1

\$2,200

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2031

\$25,200

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$600

Terminal Devices

Air Handler

75%

2031

\$80,300

1

\$3,500

Convactor/Radiator

25%

2029

\$10,200

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Int Pkg Unit -

95%

2029

\$153,800

2

\$400

Heating/Cooling

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

Split Unit

5%

2036

* *

Heat Rejection

Dry Cooler

95%

2031

\$39,300

2

\$5,000

No Component

5%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,600

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	80%		2031	\$21,700	2	\$200	
	Roof	20%		2031	\$2,500	2		
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2031	\$56,700	1		
	Water Heater							
	Electric	100%		2026	\$6,700	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2026	\$1,200	4	\$200	
	Sewage Ejector(s)							
	Electric	100%		2026	\$2,200	4	\$400	
	Fixtures							
	Generic	100%						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Mechanical		\$159,200
Total		\$194,200
Importance Code B		\$194,200
Total		\$194,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,600			
Interior Architecture	\$2,100			\$1,700
Electrical	\$900	\$700	\$900	\$800
Mechanical	\$3,100	\$700	\$1,100	\$600
Site Enclosure	\$100			
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$29,500	\$5,400	\$6,000	\$7,100
Importance Code A	\$16,000	\$400	\$400	\$400
Importance Code B	\$13,300	\$5,000	\$5,600	\$6,700
Importance Code C	\$200			
Total	\$29,500	\$5,400	\$6,000	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$23,200	
	Pre-Cast Concrete	3%			LIFE	**	5	\$4,000	
	Window Wall	7%			2041	**	5	\$5,400	
Windows									
	Glass Block	100%			LIFE	**	5	\$3,900	
Parapets									
	Concrete Masonry Unit	95%			LIFE	**	5-10		
	Pre-Cast Concrete	5%			LIFE	**	5		
Roof									
	Not Accessible	100%							
Interior									
Floors									
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	95%	Now	\$2,100	2036	**	3	\$4,200	
Adhesion Failure, Extent : Moderate, Area Affected : 2%									
Location : South Side Of Main Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : South Side Of Main Reading Room									
Interior Walls									
	Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings									
	AcousTileSusp.Lay-In	75%			2044	**	5		
	Gypsum Board	25%			LIFE	**	5-10		
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2041	**			
	Concrete Masonry Unit	15%			2041	**			
	Iron Picket	25%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$100	2051	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Handicap Ramp Cheek Walls									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$3,600	2036	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Tree Pit On East 98th Street Sidewalk									
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Tree Pit On East 98th Street Sidewalk									
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$200	2036	**			
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%									
Location : Rear Entrance									
	Pavers/Stone	10%			2034	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$1,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet In The Meeting Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$35,000	5	\$200	
Raceway								
Conduit	20%			2031	\$6,800	1		
Conduit	80%			2051	* *	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$16,200	5	\$200	
Wiring								
Thermoplastic	30%			2031	\$9,000	1		
Thermoplastic	70%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2044	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	1%			2026	\$900	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
LED	99%			2036	* *			
Egress Lighting								
Emergency, Battery	50%			2031	\$5,700	10	\$900	
Exit, Battery	50%			2031	\$2,000	10	\$300	
Exterior Lighting								
HID	100%			2036	* *	10		
Alarm								
Security System								
Generic	100%			2036	* *	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	\$4,800	

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	65%			2031	\$12,200	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Roof							
		Explanation : 4 Package Units							
	Hot Water Boiler	35%			2036	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	35%			2039	* *	4	\$200	
	No Component	65%							
	Terminal Devices								
	Convactor/Radiator	35%			2036	* *	1	\$900	
	No Component	65%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2031	\$99,800	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Package Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Roof	100%			2031	\$13,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$59,400	1		
	Water Heater								
	Gas Fired	100%			2026	\$4,900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : KENSINGTON BRANCH LIBRARY
Address : 4211 18TH AVENUE @ SETON PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0K43.000 / 14461 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 19,897 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 03-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5416 **Lot** : 14 **BIN** : 3801250

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$177,700
Total		\$177,700
Importance Code A		\$177,700
Total		\$177,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,300		\$18,900	\$9,900
Interior Architecture	\$11,100	\$1,600	\$12,300	\$2,800
Electrical	\$1,700	\$1,300	\$1,300	\$1,800
Mechanical	\$4,800	\$2,300	\$6,400	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,900	\$9,200	\$42,900	\$21,000
Importance Code A	\$15,300	\$1,000	\$19,900	\$11,000
Importance Code B	\$20,600	\$7,400	\$23,000	\$10,000
Importance Code C		\$900		
Total	\$35,900	\$9,200	\$42,900	\$21,000



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	80%			LIFE	**	5	\$177,700	
	Metal Panel	5%			2055	**	5-10	\$9,800	
	Granite Panels	5%	Now	\$3,300	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Window Wall	10%			2049	**	5	\$10,700	
Windows									
	Aluminum	95%			2045	**	5	\$5,700	
	Metal Louvers	5%			2038	**	10	\$1,900	
Parapets									
	Masonry: Brick Cavity	85%			LIFE	**	5	\$1,600	
	Metal Rail	5%			2046	**	5-10	\$1,700	
	Pre-Cast Concrete	10%			LIFE	**	5	\$1,200	
Roof									
	Metal Panel	5%	Now	\$11,100	2049	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : Stair Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stair Bulkhead								
	Single Ply Membrane	75%			2034	**	10	\$13,600	
	Skylight, Metal/Glass	20%			2049	**	10	\$12,100	
Soffits									
	Exposed Struc: Steel	50%			LIFE	**	5	\$500	
	Glass: Special Gauge	50%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Facade								
	Explanation : Alumimum Fins On Structural Steel								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
	Ceramic Tile	5%			2038	**	5	\$1,500	
	Panel/Paver: Cer/Brk	5%			2045	**	5	\$3,400	
	Sheet Vinyl/Rubber	55%			2034	**	5	\$24,600	
	Vinyl Tile	30%			2034	**	3	\$4,500	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Glass: Single Pane	5%			LIFE	**	5	\$1,300	
	Gypsum Board	75%			LIFE	**	5	\$16,100	
	Wood	10%			LIFE	**	5	\$14,300	
Ceilings									
	AcousTileSusp.Lay-In	45%			2042	**	5	\$13,400	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	50%	Now	\$3,300	LIFE	**	5	\$18,600	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair Bulkhead								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

On-Site Walkways

Pavers/Stone

100%

2038

* *

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%

2055

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2055

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit

100%

2055

* *

1

Panelboards

Fused Disc Sw

5%

2051

* *

5

Molded Case Bkrs

95%

2051

* *

5

\$500

Wiring

Thermoplastic

100%

2055

* *

1

Motor Controllers

Locally Mounted

20%

2046

* *

5

Motor Control Center

80%

2046

* *

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Interior Lighting

Fluorescent	55%		2037	**	10	\$10,000
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T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Reading Areas, 1st And 2nd Floor

Fluorescent	30%		2037	**	10	\$5,500
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	10%		2037	**	10	\$1,800
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	5%		2037	**		
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Egress Lighting

Emergency, Battery	50%		2037	**	10	\$2,400
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Exit, LED	50%		2064	**	1	
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Exterior Lighting

LED	25%		2037	**		
-----	-----	--	------	----	--	--

No Component	75%					
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Alarm

Security System

No Component	70%					
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Generic	30%		2037	**	1	\$2,200
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Other Observation, Extent : Light, Area Affected : 100%

Location : Reading Areas And Outside

Explanation : CCTV Surveillance Cameras And Intrusion Alarm System

Fire/Smoke Detection

Generic, Digital	100%		2037	**	1-3	\$12,600
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2055	**	1	
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Conversion Equipment

Furnace	70%		2034	**	1	\$6,900
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Other Observation, Extent : Light, Area Affected : 70%

Location : 2 Are On Lower Roof, One Is On Higher Roof

Explanation : 3 Package Units.

Hot Water Boiler	30%		2042	**	1	\$3,000
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Other Observation, Extent : Light, Area Affected : 30%

Location : Basement Boiler Room

Explanation : 2 Units

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	30%			2051	**	4	\$400	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	30%			2042	**	1	\$1,900	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2034	**	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Are On Lower Roof, One Is On Higher Roof Explanation : 3 Package Units, R-410a, No.1 Is Under Repair							
	Split Unit	10%			2034	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 2 Units, R-410a							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2034	**	1	\$600	
	No Component	90%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2034	**	2	\$13,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Higher Roof Explanation : 3 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Electric	100%			2027	\$17,800	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Unit 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$800	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,200	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2055	* *	1-2	\$5,600	

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : KINGS BAY BRANCH LIBRARY
Address : 3650 NOSTRAND AVE. NEAR AVENUE W
Borough : BROOKLYN **Agency's Number** : 44
Program / Asset # : BPL0K44.000 / 13254 **Yr Built/Renovated** : 1962 / 1999
Area Sq Ft : 14,885 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 03-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7405 **Lot** : 920 **BIN** : 3202630

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$383,700	
Electrical	\$50,100	
Mechanical		\$306,800
Total	\$433,800	\$306,800
Importance Code A	\$383,700	\$35,600
Importance Code B	\$50,100	\$271,300
Total	\$433,800	\$306,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,600		\$5,700	
Interior Architecture	\$7,600	\$800		\$2,400
Electrical	\$500	\$400	\$2,500	\$400
Mechanical	\$1,000	\$3,100	\$1,900	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,700	\$8,200	\$14,100	\$9,800
Importance Code A	\$3,300	\$700	\$6,500	\$700
Importance Code B	\$12,400	\$7,300	\$7,600	\$9,000
Importance Code C		\$200		
Total	\$15,700	\$8,200	\$14,100	\$9,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$22,100	
	Masonry: Granite	5%			LIFE	**	5	\$900	
Windows									
	Aluminum	70%	0-2	\$2,600	2037	**	5	\$300	
		Water Penetration, Extent : Moderate, Area Affected : 30% Location : West Facade, Staff Work Room							
	Glass Block	30%			LIFE	**	5	\$200	
Parapets									
	Masonry: Brick	40%			LIFE	**	5	\$1,000	
	Metal Panel	10%			2039	**	5	\$1,000	
	No Component	50%							
Roof									
	Modified Bitumen	80%	Now	\$307,000	2039	**			1
		Alligatoring, Extent : Moderate, Area Affected : 35% Location : Throughout Blisters, Extent : Moderate, Area Affected : 40% Location : Throughout Patching Evident, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 30% Location : Throughout							
	Modified Bitumen	20%			2024	\$76,700	10	\$5,200	
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Quarry Tile	5%			2042	**	5	\$1,700	
	Terrazzo	5%			LIFE	**	5	\$900	
	Vinyl Tile	85%			2034	**	3	\$9,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$400	
	Gypsum Board	90%			LIFE	**	5	\$4,100	
Ceilings									
	AcousTile,Adhered	5%			2042	**	5	\$1,100	
	AcousTileSusp.Lay-In	85%	Now	\$3,300	2042	**	5	\$9,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Gypsum Board	10%	Now	\$500	LIFE	**	5	\$2,800	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : North Side At Mezzanine Below Duct							

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

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

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

Site Enclosure

Fence/Gates

Chain Link

75%

2039

**

Iron Picket

25%

2064

**

Free Standing Walls

Masonry: Brick

100%

2049

**

Retaining Walls

Cast in Place Concrete

100%

2064

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

**

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

Location : Throughout

On-Site Walkways

Cast in Place Concrete

100%

2042

**

Parking/Driveway

Asphalt

100%

2038

**

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

30%

2039

**

5

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

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch For Air Condition

Fused Disc Sw

70%

2029

\$1,100

5

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

Location : Electrical Room Basement

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2039

**

5

\$400

Raceway

Conduit

100%

2039

**

1

Panelboards

Fused Disc Sw

5%

2037

**

5

Fused Disc Sw

5%

2028

\$800

5

Molded Case Bkrs

90%

2037

**

5

\$400

Wiring

Thermoplastic

80%

2039

**

1

Thermoplastic

20%

2029

\$6,000

1

Motor Controllers

Locally Mounted

100%

2034

**

5

\$100

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Ground

Grounding Devices
Generic

100%
LIFE * * 5 \$200
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Water Main

Lighting

Interior Lighting
LED

100% 2037 * *

Egress Lighting

Emergency, Battery
Exit, Service

50% 2034 * * 10 \$1,800
 50% 2034 * * 1

Exterior Lighting

HID

100% 2037 * * 10

Alarm

Security System

No Component
Generic

80%
20% 2029 \$9,800 1 \$1,100

Fire/Smoke Detection

No Component
Generic, Analog

70%
30% 2024 \$50,100 1-3 \$2,700

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% 2039 * * 1

Conversion Equipment

Furnace

100% 2029 \$35,600 1 \$7,400
Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : 2 Package Units

Air Conditioning

Energy Source
Electricity

100% 2045 * * 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100% 2029 \$189,100 2 \$900
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof
Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : 2 Package Units

Heat Rejection

Dry Cooler

100% 2029 \$82,100 2 \$10,400

Ventilation

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,300	
	Exhaust Fans							
	Roof	100%		2029	\$25,100	2	\$500	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2049	* *	1		
	Water Heater							
	Electric	100%		2027	\$13,300	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 3%</i> <i>Location : Court Yard</i> <i>Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.</i>							
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s)							
	Electric	100%		2034	* *	4	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Mechanical Equipment 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 : Basement To 2nd Floor</i> <i>Explanation : 1 Unit</i>							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : KINGS HIGHWAY BRANCH LIBRARY
Address : 2115 OCEAN AVE. @KINGS HIGHWAY
Borough : BROOKLYN **Agency's Number** : 45
Program / Asset # : BPL0004.000 / 4206 **Yr Built/Renovated** : 1962 / 2009
Area Sq Ft : 23,822 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6783 **Lot** : 68 **BIN** : 3182576

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$97,400	
Electrical		\$24,600
Mechanical		\$308,500
Total	\$97,400	\$333,000
Importance Code A	\$97,400	
Importance Code B		\$333,000
Total	\$97,400	\$333,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,800		\$28,300	\$2,300
Interior Architecture	\$11,600	\$900		\$3,600
Electrical	\$2,100	\$1,600	\$1,600	\$2,100
Mechanical	\$7,800	\$2,800	\$6,600	\$3,400
Site Enclosure	\$1,600			
Site Pavements	\$2,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,800	\$9,300	\$40,500	\$15,400
Importance Code A	\$21,000	\$1,200	\$29,500	\$3,500
Importance Code B	\$24,200	\$8,100	\$11,000	\$11,900
Importance Code C	\$4,500			
Total	\$49,800	\$9,300	\$40,500	\$15,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	0-2	\$97,400	LIFE	**	5	\$29,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Kitchen And Office In Basement							
	Masonry: Limestone	2%			LIFE	**	5	\$500	
	Metal Panel	5%			2049	**	5-10	\$11,400	
	Window Wall	3%			2049	**	5	\$3,700	
Windows									
	Aluminum	100%			2045	**	5	\$4,600	
Parapets									
	Masonry: Brick	80%	Now	\$19,800	LIFE	**	5	\$3,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	15%			LIFE	**	5	\$700	
	Metal Panel	5%			2049	**	5	\$800	
Roof									
	Modified Bitumen	100%			2034	**	10	\$22,900	
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
	Ceramic Tile	5%			2038	**	5	\$1,800	
	Terrazzo	5%			LIFE	**	5	\$1,400	
	Vinyl Tile	80%			2034	**	3	\$14,300	
Interior Walls									
	Glass: Single Pane	5%			LIFE	**	5	\$2,100	
	Gypsum Board	20%			LIFE	**	5	\$6,800	
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	50%			LIFE	**	5	\$8,400	
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	45%			2042	**	5	\$16,000	
	Exposed Concrete	25%			LIFE	**	5	\$1,400	
	Plaster	25%			LIFE	**	5	\$5,600	
	Wood	5%			LIFE	**	5	\$15,600	
Site Enclosure									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	\$1,600	2039		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear And Side Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Rear And Side Yard								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Rear Yard								
Iron Picket	15%			2064		* *		
Free Standing Walls								
Masonry: Brick	100%			2049		* *		
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Side Yard								
Explanation : Staining, Particle Pollution								
Retaining Walls								
Cast in Place Concrete	100%			2073		* *		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$2,900	2042		* *		
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Rear And Side Yard								
Parking/Driveway								
Asphalt	100%			2038		* *		

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%			2055	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2055	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
Raceway									
	Conduit	100%			2055	* *	1		
Panelboards									
	Fused Disc Sw	5%			2051	* *	5		
	Molded Case Bkrs	95%			2051	* *	5	\$600	
Wiring									
	Thermoplastic	100%			2055	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2046	* *	5	\$100	
	Locally Mounted	50%			2027	\$24,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	LED	100%			2037	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : LED Lights								
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$2,900	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	LED	30%			2037	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	1-3	\$15,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Staions, Alarm Bells, Smoke Detectors And Horns								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$11,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	* *	4	\$1,200	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2034	**	1	\$5,900	
	Convactor/Radiator	60%			2042	**	1	\$4,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	60%			2030	\$308,500	2	\$900	
		R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Penthouse And 2nd Floor Mechanical Equipment Room							
	Exterior Pkg Unit - Cooling	40%			2034	**	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof							
	Heat Rejection								
	Air Cooled Condenser Unit	60%			2034	**	2	\$10,000	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	
	Exhaust Fans								
	Interior	95%			2037	**	2	\$700	
	Roof	5%			2034	**	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$14,700	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,500	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 5% Location : South Exit Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains							
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$1,400	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

Asset # : 4206

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	70%							
	Generic	30%			2049		* *	1-2	\$2,000

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$188,200	\$151,500
Interior Architecture	\$36,200	\$120,700
Electrical	\$43,700	\$35,000
Mechanical	\$313,300	
Site Pavements	\$75,400	
Total	\$656,800	\$307,200
Importance Code A	\$188,200	\$151,500
Importance Code B	\$468,600	\$155,700
Total	\$656,800	\$307,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$58,200		\$600	
Interior Architecture	\$27,000	\$400		\$1,600
Electrical	\$38,000	\$700	\$11,900	\$600
Mechanical	\$24,100	\$2,200	\$11,400	\$2,200
Site Enclosure	\$4,800			
Site Pavements	\$15,300			
Total	\$167,500	\$3,200	\$23,900	\$4,400
Importance Code A	\$58,800	\$500	\$1,100	\$500
Importance Code B	\$82,200	\$2,300	\$22,800	\$3,900
Importance Code C	\$26,600	\$400		
Total	\$167,500	\$3,200	\$23,900	\$4,400



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	4+	\$15,800	LIFE	**	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	85%	4+	\$114,800	LIFE	**	5	\$17,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	5%	0-2	\$12,200	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
	Stucco Cement	5%	Now	\$6,500	2034	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement Level Areaways							
Windows									
	Aluminum	90%	Now	\$73,400	2054	**	5	\$800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Steel	10%	Now	\$10,200	2054	**	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$900	
	Masonry: Limestone	15%	Now	\$900	LIFE	**	5	\$200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Over Main Entry							
	Metal Rail	5%			2034	**	5-10	\$1,000	
Roof									
	Modified Bitumen	60%			2029	\$151,500	10	\$10,300	
	Slate	40%	0-2	\$12,600	LIFE	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%	4+	\$1,600	2032	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	85%	Now	\$36,200	2029	\$120,700	3	\$4,900	
Loose Units, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$600	
	Masonry: Brick	10%	4+	\$6,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Plaster	70%			LIFE	**	5	\$3,100	
	Plaster	5%	4+	\$300	LIFE	**	5	\$200	
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Meeting Room									
Ceilings									
	AcousTileConcealSpLn	70%	0-2	\$18,900	2034	**	5	\$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Meeting Room									
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : First Floor, Basement									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : First Floor									
	Exposed Concrete	10%			LIFE	**	5	\$200	
	Plaster	20%			LIFE	**	5	\$1,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,800	2049	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : At Entrance									
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : At Entrance									
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%									
Location : At Entrance									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$75,400	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Leonard Street									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
LEONARD BRANCH LIBRARY
Asset # : 13255

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034		**			
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Parking/Driveway

Asphalt	100%	0-2	\$15,300	2032		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Driveway Entry Point

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

Location : Throughout

Explanation : Worn Surface

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029		\$1,600	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$35,000	5	\$300	
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Raceway

Conduit	100%			2029		\$34,000	1		
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Panelboards

Fused Disc Sw	5%			2028		\$800	5		
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Molded Case Bkrs	95%			2028		\$15,400	5	\$300	
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Wiring

Braided Cloth	90%	2-4	\$27,000	2054		**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2029		\$3,000	1		
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Motor Controllers

Locally Mounted	100%			2027		\$32,700	5	\$100	
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Ground

Grounding Devices

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

Location : Main Water Pipe

Explanation : Corroded

Lighting

Interior Lighting

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

Location : Throughout The Building

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

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

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2034		* *	10	\$1,300	
Exit, Service	50%			2034		* *	1		
Exterior Lighting									
HID	100%			2024		\$43,700	10		

Alarm

Security System									
Generic	100%			2034		* *	1	\$4,000	

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

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor

Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%			2034		* *	1-3	\$2,000	

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

Heating

Energy Source									
Natural Gas	100%			2039		* *	1		
Conversion Equipment									
Hot Water Boiler	100%			2046		* *	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 1 Unit</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2028		\$16,900	4	\$500	
Terminal Devices									
Air Handler	40%			2024		\$61,000	1	\$2,600	
Convactor/Radiator	60%			2027		\$34,800	1	\$2,100	

Air Conditioning

Energy Source									
Electricity	100%			2037		* *	1		
Conversion Equipment									
Reciprocating	100%			2024		\$92,100	1	\$5,000	
Compr/Chiller									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2 Units. Basement</i>									
Terminal Devices									
Air Handler/Cool/Ht	100%			2024		\$121,600	1	\$6,600	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	100%	0-2	\$21,900	2039	* *	2	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Extended Life Time Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
Exhaust Fans									
	Interior	100%			2024	\$38,600	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Gas Fired	100%			2024	\$6,600	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : 1 New Installed Unit									

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : MACON BRANCH LIBRARY
Address : 361 LEWIS AVE. @ MACON ST.
Borough : BROOKLYN **Agency's Number** : 47
Program / Asset # : BPL0M47.000 / 13256 **Yr Built/Renovated** : 1907 / 2008
Area Sq Ft : 12,960 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 23-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,mez
Block : 1665 **Lot** : 1 **BIN** : 3046408

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$212,000	\$69,900
Mechanical		\$296,200
Total	\$212,000	\$366,200
Importance Code A	\$212,000	\$69,900
Importance Code B		\$296,200
Total	\$212,000	\$366,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$69,700		\$400	\$17,100
Interior Architecture	\$3,600	\$1,000	\$6,800	\$600
Electrical	\$500	\$400	\$2,000	\$600
Mechanical	\$11,600	\$1,800	\$9,900	\$2,000
Site Enclosure				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,400	\$7,100	\$23,100	\$24,200
Importance Code A	\$70,300	\$600	\$1,000	\$17,700
Importance Code B	\$19,100	\$5,900	\$22,100	\$6,500
Importance Code C		\$600		
Total	\$89,400	\$7,100	\$23,100	\$24,200



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

BROOKLYN PUBLIC LIBRARY - 038

MACON BRANCH LIBRARY

Asset # : 13256

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$104,100	LIFE	**	5	\$10,600	
		Spalling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$24,600	LIFE	**	5	\$1,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Cornice							
Windows									
	Wood	100%			2045	**	5	\$34,100	
Parapets									
	Cast Stone/Terra Cotta	5%	4+	\$1,300	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Roof							
	Masonry: Brick	45%	Now	\$32,600	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	45%	Now	\$59,100	LIFE	**	5	\$2,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2039	**	5	\$700	
Roof									
	Metal Panel	5%			2042	**	10	\$1,700	
	Modified Bitumen	25%			2029	\$69,900	10	\$4,800	
	Slate	70%	Now	\$48,900	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : East Side Of Roof							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : East Side Of Roof							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	30%	2-4	\$4,400	LIFE	**	5	\$900	
		Exposed Reinforcement, Extent : Severe, Area Affected : 15%							
		Location : Under Stair Landing Macon Street							
	Masonry: Limestone	70%	4+	\$5,000	LIFE	**	5	\$300	
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Entrance							
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Ceramic Tile	5%			2038	**	5	\$800	
	Panel/Paver: Cer/Brk	5%			2037	**	5	\$1,900	
	Sheet Vinyl/Rubber	55%			2034	**	5	\$13,600	
	Vinyl Tile	30%			2034	**	3	\$2,500	
	Interior Walls								
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Gypsum Board	30%			LIFE	**	5	\$4,000	
	Plaster	50%			LIFE	**	5	\$3,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Stairway, Heritage Center							
	Wood	15%			LIFE	**	5	\$13,400	
	Ceilings								
	AcousTileSusp.Lay-In	25%			2042	**	5	\$4,100	
	Gypsum Board	10%			LIFE	**	5	\$2,100	
	Plaster	65%			LIFE	**	5	\$6,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	**			
	Retaining Walls								
	Cast in Place Concrete	100%	4+		2049	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Rear Of Building							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	**			

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2049	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2049	* *	5	\$100	
Raceway									
	Conduit	100%			2049	* *	1		
Panelboards									
	Fused Disc Sw	5%			2045	* *	5		
	Molded Case Bkrs	95%			2045	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2042	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	25%			2037	* *	10	\$3,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2037	* *	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallway Basement									
	LED	70%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$1,600	
	Exit, LED	50%			2057	* *	1		
Exterior Lighting									
	HID	100%			2034	* *	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,500	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,500	

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2049	* *	1		
Conversion Equipment	Furnace	40%			2029	\$12,400	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Unit							
	Hot Water Boiler	60%			2034	* *	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Gas Fired Modular Hot Water Boilers							
Distribution	Hot Wtr Piping/Pump	60%			2037	* *	4	\$400	
	No Component	40%							
Terminal Devices	Convactor/Radiator	40%			2042	* *	1	\$1,700	
	No Component	60%							
Air Conditioning									
Energy Source	Electricity	100%			2045	* *	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	50%	0-2	\$4,100	2029	\$82,300	2	\$300	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	50%			2029	\$140,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units, Basement							
Terminal Devices	Air Handler/Dir Expansion	50%			2029	\$73,500	1		
	No Component	50%							
Heat Rejection	Air Cooled Condenser Unit	50%			2029	\$13,300	2	\$4,500	
	No Component	50%							
Ventilation									
Distribution	Ductwork/Diffusers	100%	0-2	\$6,100	LIFE	* *	2-5	\$7,200	
		Needs Cleaning, Extent : Moderate, Area Affected : 25%							
		Location : Main Floor							
Exhaust Fans	Interior	50%			2029	\$23,400	2	\$200	
	Roof	50%			2029	\$10,900	2	\$200	
Plumbing									

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BROOKLYN PUBLIC LIBRARY - 038
MACON BRANCH LIBRARY
Asset # : 13256

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2049	* *	1		
	Water Heater Gas Fired	100%		2024	\$8,000	2	\$200	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Submersible	100%		2022	\$400	4	\$400	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%		LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement, Street, 1st, Mezzanine</i> <i>Explanation : One Unit</i>							

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : MAPLETON BRANCH LIBRARY
Address : 1702 60TH ST. @17TH AVENUE
Borough : BROOKLYN **Agency's Number** : 49
Program / Asset # : BPL0M49.000 / 13257 **Yr Built/Renovated** : 1955 / 2005
Area Sq Ft : 19,821 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5518 **Lot** : 4 **BIN** : 3132091

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$533,000	
Interior Architecture		\$79,800
Mechanical		\$828,500
Total	\$533,000	\$908,300
Importance Code A	\$533,000	
Importance Code B		\$908,300
Total	\$533,000	\$908,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,900			
Interior Architecture	\$97,600	\$1,400		\$273,100
Electrical	\$1,900	\$1,600	\$22,300	\$2,000
Mechanical	\$1,400	\$2,400	\$3,000	\$2,600
Site Enclosure	\$2,600			
Site Pavements	\$4,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$142,600	\$9,200	\$29,200	\$281,700
Importance Code A	\$31,800	\$1,000	\$1,000	\$1,000
Importance Code B	\$108,200	\$8,000	\$28,200	\$280,700
Importance Code C	\$2,600	\$300		
Total	\$142,600	\$9,200	\$29,200	\$281,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$70,000	LIFE	* *	5	\$21,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair And Chimney							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Bulkhead							
	Masonry: Limestone	10%			LIFE	* *	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Main Entrance And Window Sills							
Windows									
	Aluminum	90%			2037	* *	5	\$3,400	
		Condensation Present, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Metal Louvers	10%			2038	* *	10	\$2,400	
Parapets									
	Masonry: Brick	90%	Now	\$144,600	LIFE	* *	5	\$3,900	
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Various Locations Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Covered In Black Tarp To Keep Rain Water Out							
	Masonry: Limestone	10%	Now	\$29,100	LIFE	* *	5	\$500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping At Chimney							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Covered In Tarp To Keep Rain Water Out							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$318,500	2039	**			
				Blisters, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Patching Evident, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Ponding, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Roof Stair Adjacent To Elevator					
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Carpet	55%	4+	\$79,100	2025	\$263,600	3	\$28,600	
				Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : 2nd Floor					
	Cast in Place Concrete	15%			LIFE	**	5	\$11,400	
	Ceramic Tile	2%			2032	**	5	\$700	
	Terrazzo	2%			LIFE	**	5	\$500	
	Vinyl Tile	25%			2029	\$79,800	3	\$3,200	
	Wood	1%			2057	**	5	\$700	
Interior Walls									
	Ceramic Tile	3%			2038	**	5	\$600	
	Concrete Masonry Unit	25%			LIFE	**	5	\$2,000	
	Glass: Single Pane	2%			LIFE	**	5	\$300	
	Gypsum Board	50%			LIFE	**	5	\$5,900	
	Marble Panels	5%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$900	
Ceilings									
	AcousTileSusp.Lay-In	90%			2042	**	5	\$31,200	
	Exposed Concrete	7%			LIFE	**	5	\$400	
	Gypsum Board	3%	Now	\$2,300	LIFE	**	5	\$1,300	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Stairway					
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$2,600	2064	**			
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	90%			2049		* *		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Fieldstone	10%			2049		* *		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%			2064		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$4,300	2042		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2046		* *		
Parking/Driveway									
	Asphalt	100%			2038		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$1,600	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amperes Main Disconnect Switch							
		.							
Switchgear / Switchboard									
	Fused Disc Sw	40%			2029	\$14,000	5		
	Molded Case Bkrs	60%			2029	\$21,000	5	\$300	
Raceway									
	Conduit	70%			2029	\$23,800	1		
	Conduit	30%			2049	* *	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$800	5		
	Molded Case Bkrs	30%			2028	\$4,900	5	\$200	
	Molded Case Bkrs	65%			2045	* *	5	\$300	
Wiring									
	Thermoplastic	30%			2029	\$9,000	1		
	Thermoplastic	70%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$32,700	5	\$100	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2034	**	10	\$14,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2034	**	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st And 2nd Floor							
	Fluorescent	15%			2034	**	10	\$2,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st And 2nd Floor							
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$2,400	
	Exit, LED	45%			2057	**	1		
	Exit, Service	5%			2034	**	1		
Exterior Lighting									
	HID	100%			2034	**	10	\$100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2034	**	1	\$3,700	
Fire/Smoke Detection									
	Generic, Digital	100%			2034	**	1-3	\$12,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Furnace	50%			2029	\$23,700	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Penthouse							
		Explanation : 2 Units							
	Hot Water Boiler	50%			2034	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	50%			2037	* *	4	\$500	
	No Component	50%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	50%			2042	**	1	\$3,200	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2027	\$601,600	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 80% Location : 2 Units In Penthouse							
	Split Unit	20%			2029	\$85,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 3 Units, Various Locations In 1st Floor							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2029	\$76,500	1	\$1,300	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2029	\$21,900	2	\$2,800	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
	Exhaust Fans								
	Interior	90%			2029	\$64,400	2	\$500	
	Roof	10%			2029	\$3,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$12,300	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	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : 1 Unit							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : MARCY BRANCH LIBRARY
Address : 617 DEKALB AVE. @NOSTRAND AVE.
Borough : BROOKLYN **Agency's Number** : 59
Program / Asset # : BPL0M59.000 / 13258 **Yr Built/Renovated** : 1968 / 2002
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 30-May-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1774 **Lot** : 81 **BIN** : 3049472

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$135,300	
Electrical		\$35,000
Mechanical		\$187,300
Total	\$135,300	\$222,300
Importance Code A	\$135,300	\$35,200
Importance Code B		\$187,100
Total	\$135,300	\$222,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,000	\$200		\$900
Interior Architecture	\$20,000	\$4,200	\$500	\$6,300
Electrical	\$16,800	\$500	\$500	\$1,700
Mechanical	\$1,300	\$700	\$1,700	\$700
Site Enclosure	\$12,000			
Site Pavements	\$14,200			
Total	\$76,300	\$5,600	\$2,800	\$9,600
Importance Code A	\$12,300	\$500	\$300	\$1,300
Importance Code B	\$28,400	\$5,100	\$2,300	\$8,300
Importance Code C	\$35,600		\$100	
Total	\$76,300	\$5,600	\$2,800	\$9,600



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

BROOKLYN PUBLIC LIBRARY - 038

MARCY BRANCH LIBRARY

Asset # : 13258

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$10,100	LIFE	**	5	\$8,300	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : North Facade								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : North Facade								
	Masonry: Brick	85%	Now	\$45,900	LIFE	**	5	\$14,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Southeast Corner								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Metal Panel	3%			2050	**	5-10	\$3,400	
	Granite Panels	2%	0-2	\$1,900	LIFE	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
Windows									
	Aluminum	75%			2038	**	5	\$500	
	Aluminum	25%			2046	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : South Facade								
	Explanation : Stained Glass								
Roof									
	Modified Bitumen	100%	Now	\$89,400	2035	**			
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout								
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2039	**	5	\$500	
	Sheet Vinyl/Rubber	80%			2035	**	5	\$12,500	
	Vinyl Tile	10%			2030	\$9,600	3	\$400	
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$300	
	Concrete Masonry Unit	92%	Now	\$20,000	LIFE	**	5	\$3,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : I T Closet								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : I T Closet								
	Gypsum Board	5%			LIFE	**	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.

BROOKLYN PUBLIC LIBRARY - 038

MARCY BRANCH LIBRARY

Asset # : 13258

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2043	**	5	\$8,300	
Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$2,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$1,400	2040	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : West Property Line								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : West Property Line								
Iron Picket	50%			2065	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$10,600	2040	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : East Parking Lot								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : East Parking Lot								
Explanation : Tree Growing Adjacent To Retaining Wall Causing It To Bulge								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%	Now	\$14,200	2033	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : East Parking Lot								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Parking Lot								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : East Parking Lot								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$1,600	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$200	
	Raceway								
	Conduit	100%			2030	\$34,000	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038

MARCY BRANCH LIBRARY

Asset # : 13258

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$15,000	2055	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	30%			2030	\$9,000	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$16,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	100%			2038	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building Exterior Front And Side Walls							
	Explanation : LED Wallpak Fixtures							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$800	
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$1,700	2038	**	1-3	\$4,200	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Throughout The Building							
	Explanation : Trouble Light							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		

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

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

BROOKLYN PUBLIC LIBRARY - 038

MARCY BRANCH LIBRARY

Asset # : 13258

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	20%			2030	\$3,600	1	\$700	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : First Floor Mechanical Room							
		Explanation : Duct Mounted Gas Furnace							
	Hot Water Boiler	60%			2028	\$35,200	1	\$2,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : First Floor Mechanical Room, Top Boiler Panel Corroding.							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Floor Mechanical Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
	No Component	20%							
Distribution									
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : 2 Circulating Pumps In First Floor Mechanical Room							
Terminal Devices									
	Air Handler	40%			2030	\$34,200	1	\$1,900	
	Convactor/Radiator	60%			2035	* *	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	30%			2028	\$85,400	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Room							
		Explanation : With Duct Mounted Gas Fired Heater							
	Ext Pkg Unit - Heating/Cooling	70%			2030	\$66,700	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-134a Refrigerant With Gas Heat							
	Heat Rejection								
	Dry Cooler	30%			2030	\$12,400	2	\$1,600	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2030	\$12,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Water Heater Electric	100%		2028	\$6,700	4		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor Mechanical Room</i>					
			<i>Explanation : 40 Gallons</i>					
Sanitary Piping	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	Generic	100%		2035	* *	1	\$500	
Fixtures	Generic	100%						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : MIDWOOD BRANCH LIBRARY
Address : 975 EAST 16TH ST. @AVENUE J
Borough : BROOKLYN **Agency's Number** : 48
Program / Asset # : BPL0M48.000 / 13259 **Yr Built/Renovated** : 1955 / 2001
Area Sq Ft : 12,218 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 03-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6709 **Lot** : 54 **BIN** : 3179706

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$124,800	
Electrical	\$1,300	\$137,100
Mechanical		\$282,900
Total	\$126,100	\$420,000
Importance Code A	\$124,800	
Importance Code B	\$1,300	\$420,000
Total	\$126,100	\$420,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,900		\$1,100	
Interior Architecture	\$29,700	\$1,300		\$2,300
Electrical	\$900	\$1,000	\$11,800	\$1,000
Mechanical	\$7,100	\$1,800	\$10,300	\$2,300
Site Pavements	\$2,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,700	\$8,100	\$27,100	\$9,500
Importance Code A	\$29,500	\$600	\$1,700	\$600
Importance Code B	\$40,100	\$6,800	\$25,400	\$8,900
Importance Code C	\$3,100	\$700		
Total	\$72,700	\$8,100	\$27,100	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$200	
Masonry: Brick	85%			LIFE	**	5	\$16,300	
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : Pilaster								
Masonry: Fieldstone	10%			LIFE	**	5	\$1,400	
Window Wall	3%			2049	**	5	\$2,200	
Glazing Clouded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$27,200	2045	**	5	\$1,500	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Around Windows In Staircase, Various Locations Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,000	
Concrete Masonry Unit	45%			LIFE	**	5	\$2,000	
Masonry: Brick	45%			LIFE	**	5	\$1,800	
Roof								
Asphalt Shingle	15%			2032	**	10	\$500	
Modified Bitumen	80%	Now	\$124,800	2034	**			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Back Of Building								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Back Of Building								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Explanation : Protection Board Added Due To Construction Next Door.								
Skylight, Metal/Glass	5%			2049	**	10	\$3,500	
Soffits								
Stucco Cement	100%	Now	\$1,200	2042	**	5	\$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Terrazzo	10%	Now	\$11,300	LIFE	**	5	\$1,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : At Stairs							
	Vinyl Tile	80%	Now	\$8,300	2034	**	3	\$6,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : First And Second Floor Reading Area							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	80%			LIFE	**	5	\$9,100	
	Gypsum Board	15%	Now	\$1,000	LIFE	**	5	\$2,600	
		Paint Peeling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, At Windows							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, At Windows							
Ceilings									
	AcousTileSusp.Lay-In	80%	0-2	\$7,900	2042	**	5	\$9,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, At Windows							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, At Windows							
	Plaster	10%			LIFE	**	5	\$1,400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%			2049	**			
Retaining Walls									
	Masonry: Brick	100%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	75%	Now	\$700	2042	**			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Side Entrance							
	Pavers/Stone	25%			2038	**			

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

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

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

Site Pavements

Parking/Driveway
Asphalt

100%	Now	\$1,500	2038	* *				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side Lot</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side Lot</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Lot</i>								

Electrical	Current Repair			Future Replacement		Maintenance		
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%	2049	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
<i>Location : Electrical Room</i>				
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i>				

Switchgear / Switchboard

Fused Disc Sw

50%	2049	* *		5
<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
<i>Location : Electrical Room</i>				
<i>Explanation : 1- Vertical Section</i>				

Molded Case Bkrs

50%	2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
<i>Location : Electrical Room</i>				
<i>Explanation : 1- Vertical Section</i>				

Raceway

Conduit

100%		2049	* *		1	
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Panelboards

Fused Disc Sw

5%		2045	* *		5	
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Molded Case Bkrs

95%		2045	* *		5	\$300
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Wiring

Thermoplastic

100%		2049	* *		1	
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Motor Controllers

Locally Mounted

70%		2042	* *		5	\$100
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Motor Control Center

30%		2042	* *		5	\$100
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Ground

Grounding Devices

Generic

100%	LIFE	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
<i>Location : Basement</i>				
<i>Explanation : Connected To Metal Water Pipe</i>				

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	96%			2034	* *	10	\$10,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	1%			2024	\$1,300	10	\$100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Storage Room							
	LED	3%			2037	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Staircase And 2nd Floor							
		Explanation : LED Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$1,500	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	HID	5%			2029	\$2,500	10		
	LED	20%			2037	* *			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors							
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$137,100	1-3	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$600	

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

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

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	50%			2029	\$87,200	1	\$3,800	
	Convector/Radiator	40%			2034	* *	1	\$1,600	
	Fan Coil Unit/Heat	10%			2029	\$18,600	1	\$400	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Basement Area								
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2029	\$31,600	1	\$1,700	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Roof								
	Explanation : 1 Unit On The Higher Roof								
	Ext Pkg Unit - Heating/Cooling	70%	Now	\$5,400	2029	\$108,700	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Units On Lower Roof.								
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2039	* *	4	\$300	
	No Component	70%							
	Terminal Devices								
	Fan Coil - 4 Pipe	30%			2029	\$87,100	1	\$1,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,800	
	Exhaust Fans								
	Interior	25%			2029	\$11,000	2	\$100	
	Roof	75%			2029	\$15,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$7,600	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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s) Electric	100%			2029	\$3,600	4	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Set							
	Backflow Preventer Generic	100%			2037	* *	1	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Work Room							
		Explanation : First Floor Work Room							
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler No Component	70%							
	Generic	30%			2039	* *	1-2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement							
		Explanation : Basement Only							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : MILL BASIN BRANCH LIBRARY
Address : 2385 RALPH AVE. @AVENUE N
Borough : BROOKLYN **Agency's Number** : 68
Program / Asset # : BPL0M68.000 / 13260 **Yr Built/Renovated** : 1974 / 2005
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8363 **Lot** : 9 **BIN** : 3235910

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$220,800	
Total	\$220,800	
Importance Code A	\$220,800	
Total	\$220,800	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,300		\$1,600	
Interior Architecture	\$3,200	\$2,500	\$1,000	\$100
Electrical	\$400	\$400	\$500	\$400
Mechanical	\$5,700	\$700	\$3,700	\$700
Total	\$35,600	\$3,500	\$6,900	\$1,100
Importance Code A	\$26,700	\$400	\$2,000	\$400
Importance Code B	\$7,700	\$3,100	\$4,900	\$600
Importance Code C	\$1,200			\$100
Total	\$35,600	\$3,500	\$6,900	\$1,100



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

BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$61,800	LIFE	**	5	\$18,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Southeast Corner At Second Floor								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	100%	Now	\$4,900	2047	**	5	\$300	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Masonry: Brick	73%			LIFE	**	5-10	\$18,100	
Metal Panel	5%	Now	\$3,000	2051	**	5	\$400	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Coping At North Side								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	10%	Now	\$2,100	2036	**	5	\$2,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Over Second Floor Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Over Second Floor Roof								
Metal: Cage/Fence	10%			2044	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$800	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Free Standing Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Free Standing Parapet								
Roof								
Modified Bitumen	100%	Now	\$159,000	2041	**			
Blisters, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Over Second Floor								
Soffits								
Cement-Fiber Panel	20%			2031		10		
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Corner Of Building								
Metal Panel	80%			2051	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
Ceramic Tile	15%			2044	**	5	\$900	
Vinyl Tile	75%			2036	**	3	\$1,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5		\$100	
Concrete Masonry Unit	75%			LIFE	**	5		\$1,500	
Gypsum Board	15%			LIFE	**	5-10		\$700	
Masonry: Brick	5%			LIFE	**	10			

Ceilings

AcousTileSusp.Lay-In	85%			2048	**	5		\$5,000	
Exposed Concrete	10%			LIFE	**	5-10		\$700	
Gypsum Board	5%	Now	\$100	LIFE	**	5		\$400	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Above Circulation Desk

Site Enclosure

Fence/Gates

Iron Picket	100%			2066	**				
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	**				
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On-Site Walkways

Cast in Place Concrete	100%			2044	**				
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2041	**	5		\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2041	**	5		\$200	
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Raceway

Conduit	100%			2041	**	1			
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Panelboards

Fused Disc Sw	25%			2039	**	5			
Molded Case Bkrs	75%			2039	**	5		\$100	

Wiring

Thermoplastic	100%			2041	**	1			
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Motor Controllers

Locally Mounted	100%			2044	**	5		\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2036	* *	10	\$1,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Vestibule							
	Fluorescent	25%			2036	* *	10	\$1,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	50%			2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$900	
	Exit, LED	50%			2059	* *	1		
Exterior Lighting									
Fluorescent		25%			2036	* *	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : Operated Via Timer							
	HID	25%			2036	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter							
		Explanation : Operated Via Timer							
	No Component	50%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2036	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2036	* *	1-3	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Station, Strobe Lights And Alarm Bells							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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

BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	Now	\$100	2041	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Gas Meter Room							
		Explanation : There Is No Vent For The Gas Meter Room							
Conversion Equipment									
	Furnace	100%			2036	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Packaged Units							
Terminal Devices									
	Convactor/Radiator	100%			2044	**	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 2nd Floor							
		Explanation : Electric Heaters For 2nd Floor Hallway And Bathrooms							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 2 Units							
	Split Unit	20%			2036	**			
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$12,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans									
	Interior	100%			2031	\$27,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2026	\$4,600	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : NEW LOTS BRANCH LIBRARY
Address : 665 NEW LOTS AVE. @BARBEY ST.
Borough : BROOKLYN **Agency's Number** : 52
Program / Asset # : BPL0006.000 / 4203 **Yr Built/Renovated** : 1957 / 2000
Area Sq Ft : 23,736 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 23-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4090 **Lot** : 1 **BIN** : 3090726

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$890,700	
Interior Architecture	\$77,800	\$284,700
Electrical	\$97,100	\$49,100
Mechanical		\$361,200
Total	\$1,065,600	\$695,000
Importance Code A	\$890,700	
Importance Code B	\$175,000	\$695,000
Total	\$1,065,600	\$695,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$85,900			
Interior Architecture	\$54,400			\$3,900
Electrical	\$21,900	\$1,000	\$18,800	\$800
Mechanical	\$4,500	\$2,600	\$4,600	\$3,500
Site Enclosure	\$6,600			
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$177,600	\$7,500	\$27,300	\$12,100
Importance Code A	\$87,100	\$1,200	\$1,200	\$1,200
Importance Code B	\$63,700	\$6,300	\$26,100	\$11,000
Importance Code C	\$26,900			
Total	\$177,600	\$7,500	\$27,300	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$233,000	LIFE	* *	5	\$23,800	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Corners, Throughout, Around Windows Efflorescence, Extent : Moderate, Area Affected : 25% Location : Throughout Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35% Location : Throughout, Corners Misaligned/Bulging, Extent : Severe, Area Affected : 20% Location : Around Windows Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% Location : Bulkheads, Around Windows							
	Granite Panels	8%	Now	\$54,600	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Various Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25% Location : South Facade Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : South Facade							
	Slate Panels	2%	Now	\$33,700	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : North Facade Spalling, Extent : Severe, Area Affected : 20% Location : North Facade							
	Window Wall	10%	0-2	\$30,900	2049	* *	5	\$5,600	
		Water Penetration, Extent : Moderate, Area Affected : 15% Location : Stair							
Windows									
	Aluminum	100%	Now	\$401,500	2054	* *	5	\$4,400	
		Air Infiltration, Extent : Moderate, Area Affected : 25% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Glazing Clouded, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 20% Location : North Facade, South Facade, Stair, Classroom Weather Strip Missing, Extent : Moderate, Area Affected : 25% Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	93%	Now	\$137,600	LIFE	* *	5	\$4,400	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Corners, Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Facade, South Facade							
	Masonry: Granite	2%			LIFE	* *	5	\$100	
	Masonry: Limestone	5%	Now	\$16,100	LIFE	* *	5	\$300	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%							
		Location : Coping							
		Caulking Deteriorated, Extent : Severe, Area Affected : 35%							
		Location : Coping							
Roof									
	Asphalt Shingle	2%			2038	* *	10	\$100	
	Modified Bitumen	98%	0-2	\$64,000	2034	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Roof Over Second Floor							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Lower Roof Along New Lots Avenue							
Soffits									
	Cast in Place Concrete	100%	Now	\$5,200	LIFE	* *	5	\$900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Canopy At Service Entrance							
		Horizontal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Canopy At Service Entrance							
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,900	
	Ceramic Tile	3%			2032	* *	5	\$1,100	
	Terrazzo	5%	4+	\$4,500	LIFE	* *	5	\$1,400	
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Landing Of Main Staircase - Slipping Hazard							
	Vinyl Tile	87%	4+	\$14,200	2029	\$284,700	3	\$11,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : First Floor							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
	Glass: Single Pane	2%	0-2	\$17,200	LIFE	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Vestibule Doors At First, Basement And Second Floors									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Vestibule Doors At Basement, First And Second Floors									
Explanation : Deteriorated Finish									
	Gypsum Board	10%			LIFE	**	5	\$1,600	
	Marble Panels	5%			LIFE	**			
	Plaster	68%			LIFE	**	5	\$5,400	
	SGFT/Glazed Masonry	5%	Now	\$2,800	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Main Stair Between Basement And First Floor									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Main Stair Between Basement And First Floor									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$77,800	2049	**	5	\$5,600	
Loose/Delam Surface, Extent : Light, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Second Floor, Around Windows									
	AcousTileSusp.Lay-In	50%			2042	**	5	\$17,800	
	Plaster	25%	Now	\$6,300	LIFE	**	5	\$5,600	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Stairwell									
Site Enclosure									
Fence/Gates									
	Chain Link	2%			2039	**			
	Iron Picket	98%	4+	\$6,600	2064	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Schenck Avenue And Rear Of Building									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Asphalt	95%	4+	\$300	2038	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Various									
	Cast in Place Concrete	5%			2042	**			
Parking/Driveway									
	Asphalt	100%			2038	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2029	\$2,700	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,200 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2029	\$17,500	5	\$100	
	Molded Case Bkrs	50%			2029	\$17,500	5	\$300	
Raceway									
	Conduit	100%			2029	\$34,000	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$1,200	5		
	Molded Case Bkrs	95%			2028	\$23,100	5	\$600	
Wiring									
	Braided Cloth	70%	2-4	\$21,000	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2029	\$9,000	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$49,100	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	LED	100%			2037	* *			
Egress Lighting									
	Emergency, Battery	10%			2037	* *	10	\$600	
	Emergency, Battery	40%			2024	\$13,900	10	\$2,300	
	Exit, Service	5%			2037	* *	1		
	Exit, Service	45%			2024	\$1,700	1		
Exterior Lighting									
	HID	100%			2024	\$97,100	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$2,700	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$4,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Furnace	60%			2029	\$34,000	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units							
	Hot Water Boiler	40%			2042	* *	1	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	40%			2037	* *	4	\$500	
	No Component	60%							
	Terminal Devices								
	Convactor/Radiator	40%			2034	* *	1	\$3,100	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Reciprocating	20%			2034	* *	1	\$2,200	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units. R-410a							
	Ext Pkg Unit - Heating/Cooling	70%			2029	\$211,100	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units. Roof							
	Split Unit	10%			2029	\$51,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units. Various Locations							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2034	* *	1	\$1,500	
	Fan Coil - 2 Pipe	10%			2029	\$45,800	1	\$800	
	No Component	70%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2034	* *	2	\$3,300	
	Air Cooled Condenser Unit	10%			2029	\$4,900	2	\$1,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	25%	Now	\$400	2029	\$21,400	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Basement Staff Lounge							
	Roof	75%	Now	\$1,500	2029	\$30,000	2	\$400	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Roof Exhaust Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2039	**	1		
	Galvanized Steel	50%			2027	\$52,800	1		
	Water Heater								
	Gas Fired	100%			2027	\$14,700	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$3,700	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2029	\$6,900	4	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2029	\$11,800	1-2	\$300	

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : NEW UTRECHT BRANCH LIBRARY
Address : 1743 86TH ST. @BAY 17 STREET
Borough : BROOKLYN **Agency's Number** : 51
Program / Asset # : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000
Area Sq Ft : 22,455 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 18-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6343 **Lot** : 64 **BIN** : 3165745

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$631,100	\$303,100
Interior Architecture	\$240,700	
Electrical		\$305,500
Mechanical		\$96,100
Site Enclosure	\$39,300	
Total	\$911,000	\$704,700
Importance Code A	\$631,100	\$303,100
Importance Code B	\$240,700	\$401,600
Importance Code C	\$39,300	
Total	\$911,000	\$704,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$84,200			
Interior Architecture	\$95,300		\$800	\$4,100
Electrical	\$38,600	\$600	\$700	\$1,000
Mechanical	\$10,000	\$3,200	\$4,400	\$2,700
Site Pavements	\$19,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$251,700	\$7,800	\$9,900	\$11,700
Importance Code A	\$85,300	\$1,100	\$1,100	\$1,100
Importance Code B	\$100,300	\$6,700	\$8,800	\$9,800
Importance Code C	\$66,000			\$700
Total	\$251,700	\$7,800	\$9,900	\$11,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$501,300	LIFE	* *	5	\$25,600		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : East Facade, Chimney								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
	Location : Lintels Above Windows								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Above 2nd Floor Window								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : At Northwest Corner								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Below Windows At Driveway								
	Other Observation, Extent : Severe, Area Affected : 15%								
	Location : Rear Of Building Parapet And 2nd Floor								
	Explanation : Mesh Installed To Capture Falling Debris								
Masonry: Fieldstone	1%			LIFE	* *	5	\$400		
Masonry: Limestone	8%	Now	\$89,600	LIFE	* *	5	\$1,700		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
	Location : Lintels Above Windows								
Window Wall	1%			2041	* *	5	\$1,100		
Windows									
Aluminum	100%	Now	\$40,200	2056	* *	5	\$2,200		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	15%	Now	\$8,100	LIFE	* *	5	\$1,200		
	Other Observation, Extent : Severe, Area Affected : 15%								
	Location : Rear Parapet								
	Explanation : Mesh Covering To Capture Falling Debris								
Cast Stone/Terra Cotta	15%	Now	\$22,100	LIFE	* *	5	\$1,200		
	Other Observation, Extent : Severe, Area Affected : 25%								
	Location : Front And Side Parapets								
	Explanation : Covered By Rubber Membrane								
Masonry: Brick	70%	Now	\$23,400	LIFE	* *	5	\$700		
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Front And Side Parapets								
	Explanation : Covered By Rubber Membrane								
Roof									
Modified Bitumen	100%	0-2	\$30,300	2031	\$303,100				
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : Main Roof								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$23,200	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$7,400	
	Mosaic Tile	5%			2036	**	5	\$4,200	
	Terrazzo	5%			LIFE	**	5	\$2,600	
	Vinyl Tile	20%	Now	\$6,200	2036	**	3	\$2,500	
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : Staff Lounge								
	Worn/Eroded, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	60%	2-4	\$240,700	2041	**	3	\$7,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Stacks								
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,500	
	Gypsum Board	59%			LIFE	**	5-10	\$30,000	
	Marble Panels	1%	2-4	\$500	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Front Stairs								
	Plaster	25%			LIFE	**	5-10	\$6,400	
	SGFT/Glazed Masonry	10%	Now	\$25,100	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Stair Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stair Bulkhead								
Ceilings									
	AcousTileConcealSpLn	25%	4+	\$3,700	2036	**	5	\$5,300	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Exposed Concrete	10%			LIFE	**	5-10	\$4,200	
	Gypsum Board	10%			LIFE	**	5-10	\$11,600	
	Plaster	55%			LIFE	**	5-10	\$31,800	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$39,300	2061	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Side Driveway And Rear Parking Lot								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Side Driveway And Rear Parking Lot								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Side Driveway And Rear Parking Lot								
Free Standing Walls									
	Masonry: Fieldstone	100%			2041	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,800	2036	* *			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 86th Street</i>								

On-Site Walkways

Cast in Place Concrete	100%			2036	* *			
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Parking/Driveway

Cast in Place Concrete	100%	2-4	\$16,900	2036	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Driveway And Parking Lot</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$2,700	5		\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amperes Main Disconnect Switches</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$35,000	5		\$600
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Raceway

Conduit	95%			2031	\$32,300	1		
Conduit	5%			2041	* *	1		

Panelboards

Fused Disc Sw	5%			2030	\$1,200	5		
Molded Case Bkrs	30%			2039	* *	5		\$200
Molded Case Bkrs	65%			2030	\$15,800	5		\$400

Wiring

Braided Cloth	70%	2-4	\$21,000	2056	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	30%			2041	* *	1		
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Motor Controllers

Locally Mounted	100%			2036	* *	5		\$200
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$700
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Lighting

Interior Lighting

Fluorescent	80%			2026	\$194,900	10		\$16,500
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Other Observation, Extent : Light, Area Affected : 100%

Location : Reading Areas

Explanation : T-12 Lamps

LED	20%			2039	* *			
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BROOKLYN PUBLIC LIBRARY - 038
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$2,700	
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	LED	30%			2039	**			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2039	**	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas And Outside Perimeter								
	Explanation : Cctv Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2031	\$75,600	1-3	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Basement								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$11,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$1,700	
	Terminal Devices								
	Air Handler	30%			2031	\$96,100	1	\$4,200	
	Convactor/Radiator	70%			2044	**	1	\$5,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2031	\$19,300	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit On Roof							
	Exterior Pkg Unit - Cooling	90%			2036	**	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Units. R-134 Refrigerant							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$25,600	1	\$1,400	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$4,600	2	\$1,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,800	
	Exhaust Fans								
	Interior	10%			2031	\$8,100	2	\$100	
	Roof	90%			2036	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$13,900	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	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : 1 Unit							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : PACIFIC BRANCH LIBRARY
Address : 25 FOURTH AVENUE @PACIFIC STREET
Borough : BROOKLYN **Agency's Number** : 69
Program / Asset # : BPL0P69.000 / 13261 **Yr Built/Renovated** : 1903 / 2000
Area Sq Ft : 15,758 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,Mez
Block : 928 **Lot** : 6 **BIN** : 3018376

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$191,300	
Interior Architecture	\$44,000	\$225,200
Electrical	\$181,300	\$35,000
Mechanical	\$264,900	
Total	\$681,400	\$260,200
Importance Code A	\$191,300	
Importance Code B	\$490,100	\$260,200
Total	\$681,400	\$260,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,000		\$1,100	
Interior Architecture	\$81,400		\$200	\$2,300
Electrical	\$14,000	\$600	\$16,900	\$500
Mechanical	\$2,400	\$1,700	\$11,300	\$2,100
Site Enclosure	\$2,700			
Site Pavements	\$3,600			
Total	\$120,200	\$2,300	\$29,500	\$4,900
Importance Code A	\$16,800	\$800	\$2,000	\$800
Importance Code B	\$82,000	\$1,500	\$27,400	\$4,100
Importance Code C	\$21,400			
Total	\$120,200	\$2,300	\$29,500	\$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.

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	* *	5	\$34,600	
	Masonry: Fieldstone	5%	Now	\$3,800	LIFE	* *	5	\$1,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Building								
	Masonry: Limestone	10%	4+	\$10,700	LIFE	* *	5	\$3,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Windows									
	Metal Louvers	1%	Now	\$1,500	2044	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 45%								
	Location : Rear Areaway								
	Wood	99%	Now	\$136,800	2054	* *	5	\$22,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Various Locations Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
	Masonry: Brick	80%	Now	\$54,500	LIFE	* *	5	\$4,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Face								
	Masonry: Limestone	10%			LIFE	* *	5	\$700	
	Metal Panel	10%			2049	* *	5	\$2,100	
Roof									
	Not Accessible	100%							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5		
	Staining/Discoloring, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Interior									

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

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$4,300	
Ceramic Tile	5%	Now	\$2,600	2032	**	5	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	1%			2034	**	5	\$400	
Sheet Vinyl/Rubber	10%	Now	\$3,900	2029	\$78,700	5	\$1,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Reading Room								
Vinyl Tile	65%	Now	\$44,000	2029	\$146,500	3	\$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement And Meeting Room								
Explanation : 9x9 Tiles								
Vinyl Tile 9" X 9"	10%	Now	\$8,800	2029	\$29,200	3	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Reading Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement Reading Rooms								
Wood	1%	Now	\$8,700	2069	**	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Custodian Office								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Custodian Office								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Custodian Office								

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

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$900	
	Gypsum Board	10%			LIFE	**	5	\$1,100	
	Plaster	80%	Now	\$12,700	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows									
	Wood	5%	Now	\$2,200	LIFE	**	5	\$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Reading Room									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Reading Room									
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$10,700	2049	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Male Bathroom In Basement									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Male Bathroom In Basement									
Misaligned/Bulging, Extent : Severe, Area Affected : 40%									
Location : Male Bathroom In Basement									
	Gypsum Board	5%			LIFE	**	5	\$1,500	
	Plaster	90%	Now	\$31,300	LIFE	**	5	\$13,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	0-2	\$2,200	2049	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$200	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	50%	Now	\$300	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Fieldstone	50%			2039	**			
Site Pavements									

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

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	100%	Now		\$1,200	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

Parking/Driveway

Cast in Place Concrete	100%	Now		\$2,400	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2029		\$1,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$35,000	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- Vertical Sections</i>									

Raceway

Conduit	100%			2029		\$34,000	1		
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Panelboards

Fused Disc Sw	10%			2028		\$1,600	5		
Molded Case Bkrs	90%			2028		\$14,600	5	\$400	

Wiring

Thermoplastic	100%			2029		\$30,100	1		
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Motor Controllers

Locally Mounted	100%			2027		\$32,700	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4		\$10,300	LIFE		**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : Corroded</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	75%			2024	\$128,200	10	\$10,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	3%			2034	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	20%			2034	* *	10	\$2,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, 2nd Floor, Toilets, Basement							
	Fluorescent	2%	Now	\$3,400	2039	* *			
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$1,900	
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	30%			2029	\$19,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	Now	\$53,000	2039	* *	1-3	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Fire Alarm System Is Not Functional. Alarm Bells And Manual Pull Stations							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Gas Fired Hot Water Boiler							

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

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

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%			2045	* *	4	\$800	
Terminal Devices									
	Air Handler	80%			2024	\$179,900	1	\$7,800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof And Basement, Equipment Approaching Useful Life Cycle Limit							
	Convactor/Radiator	20%			2034	* *	1	\$1,000	
Air Conditioning									
Energy Source									
	Electricity	100%			2045	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	25%	Now	\$85,000	2034	* *	2	\$200	
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Window/Wall Unit	25%			2024	\$8,300	1		
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : No Access To Survey Package Unit On Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,800	
Exhaust Fans									
	No Component	50%							
	Not Accessible	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2049	* *	1		
Water Heater									
	Gas Fired	100%			2028	\$9,800	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2022	\$500	4	\$500	
Backflow Preventer									
	No Component	80%							
	Generic	20%			2029	\$800	1	\$200	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : Boiler Only							
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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : PARK SLOPE/PROSPECT BRANCH LIBRARY
Address : 431 SIXTH AVE. @9TH STREET
Borough : BROOKLYN **Agency's Number** : 53
Program / Asset # : BPL0P53.000 / 13262 **Yr Built/Renovated** : 1906 / 2012
Area Sq Ft : 15,868 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 31-Oct-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 1006 **Lot** : 1 **BIN** : 3022144

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$158,600	
Electrical		\$14,200
Mechanical		\$588,100
Total	\$158,600	\$602,300
Importance Code A	\$158,600	
Importance Code B		\$602,300
Total	\$158,600	\$602,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$96,400		\$5,000	
Interior Architecture	\$2,500	\$400		\$2,500
Electrical	\$1,700	\$1,100	\$17,200	\$1,500
Mechanical	\$4,100	\$1,600	\$5,300	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$108,600	\$7,000	\$31,400	\$10,000
Importance Code A	\$97,200	\$800	\$5,700	\$800
Importance Code B	\$11,400	\$6,200	\$25,600	\$9,200
Importance Code C				
Total	\$108,600	\$7,000	\$31,400	\$10,000



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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$107,700	LIFE	**	5	\$30,300	
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 10%							
		Location : 8th Street							
	Masonry: Limestone	10%	4+	\$50,900	LIFE	**	5	\$2,700	
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Stucco Cement	5%	Now	\$18,200	2034	**	5	\$2,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout Most Areas							
		Loose/Delam Surface, Extent : Severe, Area Affected : 20%							
		Location : Moat Areas							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Actual Bluestone							
Windows									
	Aluminum	100%	Now	\$27,800	2045	**	5	\$2,800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	85%	Now	\$11,900	LIFE	**	5	\$3,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	10%	0-2	\$5,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	5%			2049	**	5	\$800	
Roof									
	Metal Panel	80%			2042	**	10	\$33,400	
	Modified Bitumen	20%			2034	**	10	\$4,600	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Ceramic Tile	3%			2038	**	5	\$700	
	Glass Block	5%			2057	**	1		
	Mosaic Tile	2%			2046	**	5	\$1,200	
	Vinyl Tile	85%			2034	**	3	\$10,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	10%			LIFE	**	5	\$900	
Plaster	70%			LIFE	**	5	\$3,200	
Wood	5%			LIFE	**	5	\$3,000	
Wood	5%			LIFE	**	5	\$3,000	

Ceilings

AcousTileSusp.Lay-In	10%			2046	**	5	\$2,300	
Glass: Susp Panels	10%			LIFE	**			
Plaster	80%			LIFE	**	5	\$11,700	

Site Enclosure

Fence/Gates

Chain Link	5%			2049	**			
Iron Picket	95%			2064	**			

Retaining Walls

Cast in Place Concrete	100%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Covered With Stucco Cement</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2039	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch In The Switchboard And No Available Nameplate Rating Capacity.</i>								

Raceway

Conduit	70%			2039	**	1		
Conduit	30%			2049	**	1		

Panelboards

Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	10%			2037	**	5		
Molded Case Bkrs	85%			2045	**	5	\$400	

Wiring

Thermoplastic	30%			2049	**	1		
Thermoplastic	70%			2039	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	40%			2027	\$14,200	5		
	Locally Mounted	30%			2042	* *	5		
	Locally Mounted	30%			2034	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	30%			2034	* *	10	\$4,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Hallways, Basement And 2nd Floor								
	Fluorescent	20%			2034	* *	10	\$2,900	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement And 1st, 2nd Floor								
	Fluorescent	50%			2034	* *	10	\$7,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Basement And Reading Areas								
Egress Lighting									
	Emergency, Battery	15%			2029	\$3,800	10	\$600	
	Emergency, Battery	35%			2034	* *	10	\$1,300	
	Exit, LED	30%			2057	* *	1		
	Exit, Service	10%			2029	\$300	1		
	Exit, Service	10%			2034	* *	1		
Exterior Lighting									
	HID	20%			2029	\$14,100	10		
	No Component	80%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2032	* *	5	\$500	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$10,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY

Asset # : 13262

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gas Fired How Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$800	
Terminal Devices								
Air Handler	60%			2034	**	1	\$5,900	
Convactor/Radiator	20%			2034	**	1	\$1,000	
Convactor/Radiator	20%			2042	**	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	90%			2030	\$588,100	2	\$900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Basement Mechanical Room And Fan Room								
Window/Wall Unit	10%			2027	\$3,600	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$11,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
Exhaust Fans								
Interior	90%			2034	**	2	\$400	
Roof	10%			2029	\$2,900	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$10,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY

Asset # : 13262

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement Through Mezzanine

Explanation : 1 Unit

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

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : RED HOOK BRANCH LIBRARY
Address : 7 WOLCOTT ST. @DWIGHT STREET
Borough : BROOKLYN **Agency's Number** : 70
Program / Asset # : BPL0R70.000 / 13263 **Yr Built/Renovated** : 1975 / 2013
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 577 **Lot** : 29 **BIN** : 3008650

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$81,400	
Mechanical		\$191,300
Total	\$81,400	\$191,300
Importance Code B	\$81,400	\$191,300
Total	\$81,400	\$191,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,700		\$19,600	
Interior Architecture	\$1,200	\$200	\$400	\$1,200
Electrical	\$700	\$600	\$8,700	\$700
Mechanical	\$1,500	\$2,500	\$2,100	\$2,700
Site Enclosure	\$2,500			
Site Pavements	\$3,800			
Total	\$21,400	\$3,300	\$30,900	\$4,500
Importance Code A	\$12,000	\$400	\$20,100	\$400
Importance Code B	\$6,800	\$2,900	\$10,700	\$4,100
Importance Code C	\$2,500			
Total	\$21,400	\$3,300	\$30,900	\$4,500



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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	40%	Now	\$6,600	LIFE	**	5	\$26,900	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
		Location : Underside Of Overhang At Front Entrance And Along Dwight Street Facade							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Corner At Dwight and Wolcott Streets And Along Dwight Street Facade							
	Glass Block	5%			LIFE	**	5	\$400	
	Masonry: Brick	55%			LIFE	**	5	\$7,400	
Parapets									
	Stucco Cement	100%			2042	**	5	\$10,200	
Roof									
	Modified Bitumen	100%			2034	**	10	\$19,600	
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 2%							
		Location : Throughout							
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$1,800	
	Ceramic Tile	4%			2038	**	5	\$400	
	Vinyl Tile	88%			2034	**	3	\$4,600	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Concrete Masonry Unit	85%			LIFE	**	5	\$4,900	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	8%			2034	**	5	\$800	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Multipurpose Meeting Room And Staff Lounge							
	Exposed Concrete	92%			LIFE	**	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Precast Concrete T Sections							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$2,500	2049	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$3,800	2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2042	**
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Activity Yard

Cast in Place Concrete	100%		2042	**
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2049	**	5	\$200
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 350 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%		2049	**	5	\$200
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One Vertical Section

Raceway

Conduit	80%		2039	**	1
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Conduit	20%		2049	**	1
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Panelboards

Molded Case Bkrs	80%		2028	\$13,000	5	\$200
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Molded Case Bkrs	20%		2045	**	5
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Wiring

Thermoplastic	80%		2039	**	1
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Thermoplastic	20%		2049	**	1
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Motor Controllers

Locally Mounted	100%		2027	\$16,400	5	\$100
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Ground

Grounding Devices

Not Accessible	100%
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Lighting

Interior Lighting

Fluorescent	98%		2024	\$79,700	10	\$6,700
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	2%		2024	\$1,600	10	\$100
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Egress Lighting

Emergency, Battery	50%		2034	**	10	\$900
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Exit, Battery	50%		2034	**	10	\$300
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

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

Lighting

Exterior Lighting

LED

20%

2034

* *

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$4,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Alarm Bells And Manual Pull Stations*

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

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Furnace

60%

2034

* *

1

\$2,200

Hot Water Boiler

40%

2042

* *

1

\$1,500

Distribution

Hot Wtr Piping/Pump

100%

2045

* *

4

\$400

Terminal Devices

Convactor/Radiator

95%

2042

* *

1

\$2,300

Fan Coil Unit/Heat

5%

2034

* *

1

\$100

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

100%

2029

\$64,600

1

\$3,500

Compr/Chiller

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$85,400

1

\$4,600

Heat Rejection

Dry Cooler

100%

2029

\$41,400

2

\$5,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Roof

100%

2034

* *

2

\$200

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2042	* *	1		
	Water Heater							
	Gas Fired	100%		2027	\$4,600	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2034	* *	4	\$200	
	Fixtures							
	Generic	100%						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : RUGBY BRANCH LIBRARY
Address : 1000 UTICA AVE. @TILDEN AVE.
Borough : BROOKLYN **Agency's Number** : 54
Program / Asset # : BPL0R54.000 / 13264 **Yr Built/Renovated** : 1961 / 2001
Area Sq Ft : 9,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 13-Mar-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4721 **Lot** : 28 **BIN** : 3103730

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$269,200	
Interior Architecture	\$71,800	
Electrical	\$4,900	\$92,800
Mechanical	\$361,700	
Total	\$707,600	\$92,800
Importance Code A	\$269,200	
Importance Code B	\$438,400	\$92,800
Total	\$707,600	\$92,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,500		\$700	
Interior Architecture	\$3,700	\$200	\$900	\$100
Electrical	\$700	\$4,400	\$75,700	\$400
Mechanical	\$7,800	\$800	\$59,600	\$800
Total	\$21,800	\$5,400	\$136,900	\$1,300
Importance Code A	\$10,000	\$400	\$2,800	\$400
Importance Code B	\$11,900	\$5,000	\$134,200	\$800
Importance Code C				
Total	\$21,800	\$5,400	\$136,900	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Exterior									
Exterior Walls									
	Masonry: Brick	97%			LIFE	* *	5	\$13,600	
	Pre-Cast Concrete	3%			LIFE	* *	5	\$1,400	
Windows									
	Aluminum	75%			2032	* *	5	\$600	
	Aluminum	25%	Now	\$9,200	2049	* *	5	\$100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : South And West Facades									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : South And West Facades									
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$3,200	
	Metal Panel	10%			2044	* *	5	\$1,400	
Roof									
	Modified Bitumen	100%	0-2	\$269,200	2034	* *			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : West Side									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior									
Floors									
	Ceramic Tile	5%			2033	* *	5	\$400	
	Vinyl Tile	90%			2024	\$68,000	3	\$2,800	
	Vinyl Tile	5%			2022	\$3,800	3	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : 9x9 Tiles									
Interior Walls									
	Ceramic Tile	3%			2033	* *	5	\$100	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$100	
	Plaster	87%			LIFE	* *	5	\$500	
Ceilings									
	AcousTileSusp.Lay-In	90%			2037	* *	5	\$7,400	
	Gypsum Board	10%			LIFE	* *	5	\$1,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2024	\$1,600	5			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 200 Amperes									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2024	\$30,600	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	75%			2040	* *	5	\$200	
	Molded Case Bkrs	25%			2023	\$4,000	5	\$100	
Wiring									
	Thermoplastic	75%			2044	* *	1		
	Thermoplastic	25%			2024	\$7,500	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$87,900	10	\$7,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	5%			2022	\$4,900	10	\$400	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Book Shelves Area							
	Fluorescent	5%			2029	\$4,900	10	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Front Entrance Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2029	\$6,600	10	\$1,100	
	Exit, Service	50%			2029	\$700	1		
Exterior Lighting									
	Fluorescent	25%			2024	\$7,800	10	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Front Explanation : Compact Fluorescent Light Fixtures							
	HID	75%			2024	\$27,600	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras							

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	**	1	\$4,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	**	4	\$400	
	Terminal Devices								
	Air Handler	20%			2024	\$25,700	1	\$1,100	
	Convactor/Radiator	80%			2037	**	1	\$2,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2022	\$273,200	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 80%								
	Location : 1st Floor Equipment Room								
	Int Pkg Unit - Heating/Cooling	20%			2022	\$38,800	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 20%								
	Location : 1st Floor Equipment Room								
	Heat Rejection								
	Dry Cooler	100%			2024	\$49,700	2	\$6,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
	Exhaust Fans								
	Interior	90%			2024	\$29,200	2	\$300	
	Roof	10%			2024	\$1,500	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2022	\$5,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : RYDER BRANCH LIBRARY
Address : 5902 23RD AVE. @59 STREET
Borough : BROOKLYN **Agency's Number** : 80
Program / Asset # : BPL0R80.000 / 13265 **Yr Built/Renovated** : 1970 / 1998
Area Sq Ft : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 20-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6548 **Lot** : 37 **BIN** : 3172049

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$226,900	
Interior Architecture	\$64,500	
Electrical	\$125,800	\$35,000
Mechanical	\$40,700	\$306,600
Total	\$457,900	\$341,600
Importance Code A	\$226,900	
Importance Code B	\$231,000	\$341,600
Total	\$457,900	\$341,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,100		\$300	
Interior Architecture	\$14,300	\$100		\$900
Electrical	\$15,800	\$700	\$24,100	\$800
Mechanical	\$5,100	\$2,000	\$25,400	\$2,000
Total	\$61,300	\$2,800	\$49,800	\$3,700
Importance Code A	\$26,800	\$500	\$20,100	\$500
Importance Code B	\$34,500	\$2,200	\$29,700	\$3,200
Importance Code C		\$100		
Total	\$61,300	\$2,800	\$49,800	\$3,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	8%			LIFE	**	5	\$3,400	
	Masonry: Brick	90%			LIFE	**	5	\$7,500	
	Metal Panel	2%			2039	**	5-10	\$1,200	
Windows									
	Aluminum	100%	Now	\$26,100	2037	**	5	\$1,400	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
	Modified Bitumen	100%	Now	\$226,900	2039	**			
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$1,300	
	Ceramic Tile	3%	0-2	\$500	2038	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Toilets									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Toilets									
	Quarry Tile	5%			2042	**	5	\$600	
	Vinyl Tile	85%	Now	\$64,500	2039	**	3	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	3%			2038	**	5	\$200	
	Concrete Masonry Unit	40%			LIFE	**	5	\$1,200	
	Gypsum Board	47%			LIFE	**	5	\$2,100	
	Masonry: Brick	10%			LIFE	**			

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

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

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

BROOKLYN PUBLIC LIBRARY - 038

RYDER BRANCH LIBRARY

Asset # : 13265

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	35%	Now	\$5,800	2042	* *	5	\$1,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	AcousTileSusp.Lay-In	50%	Now	\$7,200	2042	* *	5	\$2,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Various Locations Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%	0-2	\$500	LIFE	* *	5	\$1,000	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Main Public Space							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2046	* *			
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%			2029	\$1,600	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 350 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$35,000	5	\$300	
	Raceway								
	Conduit	95%			2029	\$32,300	1		
	Conduit	5%			2049	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$800	5		
	Molded Case Bkrs	75%			2028	\$12,100	5	\$200	
	Molded Case Bkrs	20%			2045	* *	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$15,000	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2049	**	1		
	Thermoplastic	30%			2029	\$9,000	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$32,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	LED	70%			2039	**			
	LED	30%			2024	\$125,800			
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor									
Explanation : LED Bulb Are New But The Fixtures Are Old									
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$1,300	
	Exit, LED	30%			2069	**	1		
	Exit, Service	20%			2034	**	1		
Exterior Lighting									
	HID	50%			2024	\$21,900	10		
	LED	50%			2039	**			
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2037	**	1	\$2,000	
Fire/Smoke Detection									
	No Component	30%							
	Generic, Digital	70%			2037	**	1-3	\$4,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	**	1		

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

BROOKLYN PUBLIC LIBRARY - 038

RYDER BRANCH LIBRARY

Asset # : 13265

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									
	Conversion Equipment								
	Furnace	50%			2024	\$12,800	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 1st Floor Equipment Room							
		Explanation : 3 Units							
	Furnace	25%	Now	\$300	2024	\$6,400	1	\$1,200	
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Roof							
		Explanation : One Rooftop Package Unit, Both Heat And Air Conditioning Do not Work.							
	Hot Water Boiler	25%			2034	**	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : 1st Floor Equipment Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	25%			2037	**	4	\$100	
	No Component	75%							
Terminal Devices									
	Convactor/Radiator	25%			2034	**	1	\$900	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%	Now	\$2,000	2024	\$40,700	2	\$200	
		R-22 Refrigerant, Extent : Severe, Area Affected : 30%							
		Location : AC Does not Work, Roof							
	Split Unit	70%			2029	\$162,100			
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : 3 Units, 1st Floor Equipment Room							
Terminal Devices									
	Fan Coil - 2 Pipe	70%			2029	\$144,500	1	\$2,400	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2029	\$15,300	2	\$5,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,000	LIFE	**	2-5	\$6,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Top Of Children Area Ceiling, Causing Condensate Drips.							
Exhaust Fans									
	Interior	50%			2029	\$19,300	2	\$200	
	Roof	25%			2024	\$4,500	2	\$100	
	Roof	25%			2034	**	2	\$100	

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2039	* *	1		
	Water Heater Gas Fired	100%		2027	\$6,600	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 : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : SARATOGA BRANCH LIBRARY
Address : 8 THOMAS S BOYLAND ST. @MACON ST.
Borough : BROOKLYN **Agency's Number** : 57
Program / Asset # : BPL0S57.000 / 13266 **Yr Built/Renovated** : 1908 / 2002
Area Sq Ft : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 24-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,mz
Block : 1498 **Lot** : 35 **BIN** : 3040218

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$38,700	
Interior Architecture	\$97,300	
Mechanical		\$372,000
Total	\$136,000	\$372,000
Importance Code A	\$38,700	
Importance Code B	\$97,300	\$372,000
Total	\$136,000	\$372,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,200			
Interior Architecture	\$21,800	\$800	\$600	\$1,300
Electrical	\$400	\$300	\$11,600	\$500
Mechanical	\$12,600	\$3,100	\$2,300	\$3,300
Site Enclosure	\$3,300			
Site Pavements	\$3,500			
Total	\$59,700	\$4,200	\$14,500	\$5,200
Importance Code A	\$18,700	\$500	\$600	\$500
Importance Code B	\$13,600	\$3,200	\$14,000	\$4,600
Importance Code C	\$27,400	\$500		
Total	\$59,700	\$4,200	\$14,500	\$5,200



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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$38,700	LIFE	**	5	\$11,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	20%			LIFE	**	5	\$2,400	
	Metal Panel	5%	Now	\$1,200	2039	**	5	\$1,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Metal Panel Covers At South And East Facades									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Metal Panel Covers At South And East Facades									
Windows									
	Glass Block	5%			LIFE	**	5	\$100	
	Metal Louvers	2%			2038	**	10	\$500	
	Wood	93%			2037	**	5	\$34,000	
Parapets									
	Masonry: Limestone	100%			LIFE	**	5	\$3,300	
Roof									
	Slate	100%			LIFE	**			
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2038	**	5	\$600	
Worn/Eroded, Extent : Light, Area Affected : 5%									
Location : Toilets Throughout									
	Vinyl Tile	85%	Now	\$97,300	2039	**	3	\$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : At Main Entrance									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : First Floor									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Masonry: Brick	20%	Now	\$8,900	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Area Way									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Area Way									
	Plaster	70%	Now	\$12,900	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2034	* *	5	\$1,200	
	Plaster	85%			LIFE	* *	5	\$6,600	
	Wood	5%			LIFE	* *	5	\$5,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$3,300	2049	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Free Standing Walls								
	Masonry: Brick	100%			2039	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,200	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : At Trees								
	On-Site Walkways								
	Cast in Place Concrete	50%	Now	\$1,400	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	10%	4+	\$900	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Entry Stair								
	Pavers/Stone	40%			2032	* *			
	Parking/Driveway								
	Asphalt	100%			2032	* *			

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%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2049	* *	5	\$300	
	Raceway								
	Conduit	100%			2049	* *	1		

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2045	**	5		
	Molded Case Bkrs	95%			2045	**	5	\$300	
Wiring									
	Thermoplastic	100%			2049	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	70%			2034	**	10	\$6,900	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	25%			2034	**	10	\$2,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2034	**	10	\$200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Boiler And Storage Room								
	Fluorescent	3%			2034	**	10	\$300	
	T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Hallways								
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$1,300	
	Exit, Service	50%			2034	**	1		
Exterior Lighting									
	HID	100%			2034	**	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	**	1	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside The Building								
	Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$2,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$500	
	Terminal Devices								
	Air Handler	40%			2029	\$61,000	1	\$2,600	
	Convactor/Radiator	60%			2034	* *	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2029	\$92,100	1	\$5,000	
	Compr/Chiller								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units. 2nd Floor New Extension								
	Terminal Devices								
	Air Handler/Dir	100%	0-2	\$6,100	2029	\$121,300	1		
	Expansion								
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Bottom Of The Unit, Basement								
	Heat Rejection								
	Dry Cooler	100%			2029	\$59,000	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$5,000	LIFE	* *	2-5	\$6,000	
	Unbalanced System, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Exhaust Fans								
	Interior	100%			2029	\$38,600	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$6,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 1st Floor

Explanation : One Hydraulic Chair Lift

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

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : SPRING CREEK BRANCH LIBRARY
Address : 12143 FLATLANDS AVE. @NEW JERSEY AVENUE
Borough : BROOKLYN **Agency's Number** : 85
Program / Asset # : BPL0S85.000 / 13267 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 05-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4413 **Lot** : 25 **BIN** : 3098071

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$54,600	
Interior Architecture		\$90,600
Total	\$54,600	\$90,600
Importance Code A	\$54,600	
Importance Code B		\$90,600
Total	\$54,600	\$90,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,100			\$8,000
Interior Architecture	\$30,100	\$5,300		\$1,200
Electrical	\$100	\$100	\$100	\$1,200
Mechanical	\$2,100	\$900	\$2,500	\$7,600
Site Pavements	\$7,500			
Total	\$60,900	\$6,300	\$2,600	\$18,000
Importance Code A	\$21,500	\$400	\$400	\$8,500
Importance Code B	\$39,400	\$5,900	\$2,200	\$9,600
Importance Code C				
Total	\$60,900	\$6,300	\$2,600	\$18,000



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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	2-4	\$21,100	LIFE	**	5	\$12,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	10%			2040	**	5-10	\$11,100	
	Metal: Cage/Fence	5%			2035	**	5	\$3,500	
	Window Wall	5%			2040	**	5	\$3,000	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$900	
	Metal Panel	50%			2050	**	5	\$3,400	
Roof									
	Modified Bitumen	90%	0-2	\$54,600	2035	**			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	10%			2050	**	10	\$6,900	
Soffits									
	Stucco Cement	100%			2035	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Ceramic Tile	5%	4+	\$2,300	2033	**	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Toilets Throughout							
	Vinyl Tile	90%	4+	\$27,200	2030	\$90,600	3	\$3,700	
		Loose/Delam Surface, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$4,100	
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	95%			2043	**	5	\$10,600	
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
Site Pavements									

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2-4 \$7,500 2043 * *

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

Location : Along Flatlands Avenue

On-Site Walkways

Cast in Place Concrete 25% 2043 * *

Pavers/Stone 75% 2039 * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2050 * * 5 \$200

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2050 * * 5 \$200

Raceway

Conduit 100% 2050 * * 1

Panelboards

Fused Disc Sw 10% 2046 * * 5

Molded Case Bkrs 90% 2046 * * 5 \$200

Wiring

Thermoplastic 100% 2050 * * 1

Motor Controllers

Locally Mounted 50% 2043 * * 5

Variable Frequency 50% 2043 * *

Drive

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

LED 100% 2035 * *

Egress Lighting

Emergency, Battery 50% 2035 * * 10 \$900

Exit, Service 50% 2035 * * 1

Exterior Lighting

HID 50% 2035 * * 10

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

Location : Outside Perimeter

Explanation : Controlled Via Photocell

No Component 50%

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$800

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

2035

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$600

Terminal Devices

Convactor/Radiator

5%

2035

* *

1

\$100

No Component

95%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Mechanical Room**Explanation : Air Handler Is Covered Under Air Conditioning System***Air Conditioning**

Energy Source

Electricity

100%

2046

* *

1

Terminal Devices

Air Handler/Cool/Ht

100%

2038

* *

1

\$4,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : New Equipment*

Heat Rejection

Air Cooled Condenser Unit

100%

2038

* *

2

\$5,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : New Equipment***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Interior

10%

2030

\$2,700

2

Roof

90%

2035

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

20%

2050

* *

1

Galvanized Steel

80%

2043

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2025	\$6,700	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : STONE AVENUE BRANCH LIBRARY
Address : 581 MOTHER GASTON BLVD. @ DUMONT AVE.
Borough : BROOKLYN **Agency's Number** : 26
Program / Asset # : BPL0S26.000 / 13268 **Yr Built/Renovated** : 1914 / 2007
Area Sq Ft : 14,252 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 3794 **Lot** : 18 **BIN** : 3084596

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$41,400	
Interior Architecture	\$88,900	
Electrical	\$3,100	\$35,000
Total	\$133,500	\$35,000
Importance Code A	\$41,400	
Importance Code B	\$92,000	\$35,000
Total	\$133,500	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$3,300
Interior Architecture	\$52,500			\$3,700
Electrical	\$11,600	\$1,100	\$16,000	\$1,300
Mechanical	\$8,100	\$2,000	\$4,600	\$2,300
Site Enclosure	\$7,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,700	\$7,000	\$24,600	\$14,500
Importance Code A	\$700	\$700	\$800	\$4,000
Importance Code B	\$65,200	\$6,300	\$23,800	\$10,500
Importance Code C	\$17,800			
Total	\$83,700	\$7,000	\$24,600	\$14,500



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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$25,000	
	Masonry: Limestone	15%			LIFE	**	5	\$3,300	
Windows									
	Aluminum	100%			2045	**	5	\$6,500	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$3,500	
	Masonry: Limestone	15%			LIFE	**	5	\$800	
Roof									
	Modified Bitumen	100%	Now	\$41,400	2034	**			
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Over Second Floor									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Over Second Floor									
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2028	\$45,300	3	\$6,500	
	Carpet	10%	Now	\$22,600	2031	\$22,600	3	\$2,500	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Multipurpose Room									
	Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2042	**	5	\$800	
	Vinyl Tile	59%	Now	\$88,900	2039	**	3	\$3,600	
Adhesion Failure, Extent : Light, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Light, Area Affected : 30%									
Location : Throughout									
	Wood	3%	Now	\$17,500	2069	**	5	\$500	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Mechanical Room On Second Floor									
Poor Subfloor Evident, Extent : Severe, Area Affected : 50%									
Location : Mechanical Room On Second Floor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room On Second Floor									
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$1,100	
	Gypsum Board	20%			LIFE	**	5	\$2,700	
	Plaster	50%	4+	\$9,700	LIFE	**	5	\$3,400	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Near Window									
	Wood	25%			LIFE	**	5	\$22,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	15%			LIFE	**	5	\$3,100	
Plaster	80%			LIFE	**	5	\$8,200	
Plaster	5%			LIFE	**	5	\$500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$7,600	2064	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Dumont Avenue								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Various								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Mother Gaston Boulevard								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Pavers/Stone	10%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$800	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Molded Case Bkrs	50%			2029	\$800	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$35,000	5	\$400	
Raceway								
Conduit	80%			2029	\$27,200	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	70%			2028	\$11,300	5	\$300	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Thermoplastic	20%			2049	**	1		
Thermoplastic	80%			2029	\$24,000	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2042	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Metal Water Pipe							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	* *	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mezzanine							
	Fluorescent	90%			2034	* *	10	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	2%			2024	\$3,100	10	\$300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Fluorescent	3%			2034	* *	10	\$400	
		T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$1,700	
	Exit, LED	50%			2057	* *	1		
	Exterior Lighting								
	HID	25%			2029	\$14,600	10		
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	1-3	\$9,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	**	1	\$7,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$700	
	Terminal Devices								
	Air Handler	60%			2034	**	1	\$5,300	
	Convactor/Radiator	40%			2042	**	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	75%			2034	**	1	\$5,000	
	Compr/Chiller		Other Observation, Extent : Light, Area Affected : 100%						
			Location : Second Floor Mechanical Room						
			Explanation : Refrigerant 410a						
	Exterior Pkg Unit - Cooling	25%			2034	**	2	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Refrigerant 410a						
	Terminal Devices								
	Air Handler/Dir	75%			2037	**	1		
	Expansion								
	No Component	25%							
	Heat Rejection								
	Air Cooled Condenser	75%			2034	**	2	\$7,400	
	Unit								
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	
	Exhaust Fans								
	Interior	100%	Now	\$2,600	2037	**	2	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Electrical Room						
			Explanation : No Vent For Gas Meter						
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$8,800	2	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,100	LIFE	* *	1		
				Other Observation, Extent : Severe, Area Affected : 3%					
				Location : Basement Male Restroom					
				Explanation : Water Backs Up From Sewage Drain					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement, 1, Mezzanine, 2 Floor					
				Explanation : 1 Unit					

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : ULMER PARK BRANCH LIBRARY
Address : 2602 BATH AVE. @26TH AVENUE
Borough : BROOKLYN **Agency's Number** : 71
Program / Asset # : BPL0U71.000 / 13270 **Yr Built/Renovated** : 1963 / 2007
Area Sq Ft : 8,133 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6897 **Lot** : 35 **BIN** : 3186777

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$38,000
Total		\$38,000
Importance Code A		\$38,000
Total		\$38,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$300	\$3,300		
Interior Architecture	\$17,800	\$1,600		
Electrical	\$5,500	\$500	\$400	\$1,700
Mechanical	\$800	\$500	\$1,100	\$7,800
Site Pavements	\$20,300			
Total	\$44,700	\$6,000	\$1,400	\$9,500
Importance Code A	\$5,800	\$3,700	\$400	\$400
Importance Code B	\$18,600	\$2,300	\$1,000	\$9,100
Importance Code C	\$20,300			
Total	\$44,700	\$6,000	\$1,400	\$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.

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Masonry: Brick	70%			LIFE	**	5	\$7,500	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Stucco Cement	25%			2043	**	5	\$6,700	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	100%			2052	**	5	\$600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof									
	Traffic Topping	100%			2038	**	10	\$38,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2056	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	7%	Now	\$12,000	LIFE	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room Stairs							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Concrete Pavers Appear To Have Been Installed Over Soil.							
	Ceramic Tile	5%			2043	**	5	\$600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Bathrooms							
	Vinyl Tile	88%			2038	**	3	\$4,000	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	60%			LIFE	**	5	\$1,400	
	Gypsum Board	35%			LIFE	**	5	\$1,200	
Ceilings									
	AcousTileSusp.Lay-In	95%			2047	**	5	\$11,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Plaster	5%			LIFE	**	5	\$400	

Site Enclosure

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2065

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

* *

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Cast in Place Concrete

100%

Now

\$20,300

2050

* *

*Sinking/Subsiding, Extent : Severe, Area Affected : 100%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

4+

\$5,100

2060

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch Shows Some Rust And The Current Transformer Cabinet Is Deteriorated And Rusted.*

Raceway

Conduit

90%

2040

* *

1

Conduit

10%

2056

* *

1

Panelboards

Fused Disc Sw

5%

2038

* *

5

Molded Case Bkrs

30%

2052

* *

5

\$100

Molded Case Bkrs

65%

2038

* *

5

\$100

Wiring

Thermoplastic

70%

2040

* *

1

Thermoplastic

30%

2056

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

5%

2035

* *

10

\$400

LED

95%

2038

* *

Egress Lighting

Emergency, Battery

50%

2035

* *

10

\$1,000

Exit, Service

50%

2035

* *

1

Exterior Lighting

LED

100%

2038

* *

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

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

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$900

Fire/Smoke Detection

No Component

40%

Generic, Digital

60%

2038

* *

1-3

\$3,000

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

Heating

Energy Source

Electricity

10%

2040

* *

1

Natural Gas

90%

2040

* *

1

Conversion Equipment

Furnace

100%

2035

* *

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Two Gas Fired Packaged Rooftop Unit. See Air Conditioning Conversion Equipment.*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2035

* *

2

\$500

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,500

Exhaust Fans

Roof

100%

2030

\$13,700

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater

Electric

100%

2025

\$7,300

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2022

\$300

4

\$300

Fixtures

Generic

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : WALT WHITMAN BRANCH LIBRARY
Address : 93 SAINT EDWARDS ST. BETWEEN MYRTLE AND PARK AVES.
Borough : BROOKLYN **Agency's Number** : 62
Program / Asset # : BPL0W62.000 / 13271 **Yr Built/Renovated** : 1908 / 1999
Area Sq Ft : 7,482 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2039 **Lot** : 1 **BIN** : 3058036

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$158,200
Mechanical		\$84,900
Total		\$243,100
Importance Code B		\$243,100
Total		\$243,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture		\$1,800	\$300	
Electrical	\$400	\$400	\$500	\$1,400
Mechanical	\$1,800	\$600	\$2,200	\$5,200
Site Pavements	\$4,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,300	\$6,700	\$6,900	\$10,500
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$5,800	\$6,300	\$6,600	\$10,100
Importance Code C	\$4,100			
Total	\$10,300	\$6,700	\$6,900	\$10,500



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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
	Masonry: Brick	70%			LIFE	**	5	\$9,800	
		Recent Repair Evident, Extent : Light, Area Affected : 30%							
		Location : Throughout Elevations							
	Masonry: Limestone	25%			LIFE	**	5	\$2,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Cornice							
Windows									
	Aluminum	100%			2046	**	5	\$3,100	
Roof									
	Slate	100%			LIFE	**			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$6,900	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	65%			2035	**	3	\$2,600	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$1,600	
	Masonry: Brick	5%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$3,000	
Ceilings									
	AcousTileSusp.Lay-In	20%			2043	**	5	\$1,800	
	Exposed Struc: Steel	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Book Stacks							
		Explanation : Underside Of Book Stack Floor							
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Plaster	55%			LIFE	**	5	\$3,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entry							
		Explanation : This Is Actually Granite							
Retaining Walls									
	Cast in Place Concrete	40%			2050	**			
	Masonry: Brick	60%			2040	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

50% Now \$1,400 2035 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Side Yard Walkways*

Masonry: Granite

50% LIFE * *

Parking/Driveway

Asphalt

100% Now \$2,800 2033 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2030 \$1,600 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated At 200 Amperes Each*

Switchgear / Switchboard

Molded Case Bkrs

100% 2030 \$35,000 5 \$200

Raceway

Conduit

100% 2030 \$34,000 1

Panelboards

Molded Case Bkrs

25% 2038 * * 5 \$100

Molded Case Bkrs

75% 2029 \$12,100 5 \$100

Wiring

Thermoplastic

100% 2040 * * 1

Motor Controllers

Locally Mounted

100% 2028 \$16,400 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent

50% 2030 \$40,600 10 \$3,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5% 2030 \$4,100 10 \$300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Basement*

Fluorescent

45% 2030 \$36,500 10 \$3,100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$900	
	Exit, Service	50%			2035	* *	1		
	Exterior Lighting								
	HID	50%			2030	\$15,300	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter								
	Explanation : Controlled Via Photocell								
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2030	\$12,300	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside Only								
	Explanation : Surveillance Cameras And Intrusion Alarm System								
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2030	\$42,000	1-3	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	* *	1	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$600	
	Terminal Devices								
	Convactor/Radiator	80%			2035	* *	1	\$1,900	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2030	\$84,900	1		
			Other Observation, Extent : Moderate, Area Affected : 20%						
			Location : Basement						
			Explanation : Hot Water Heating Coil						
Heat Rejection									
	Air Cooled Condenser Unit	100%			2030	\$15,300	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
	Interior	100%			2030	\$27,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,600	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : One Unit						

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : WASHINGTON IRVING BRANCH LIBRARY
Address : 360 IRVING AVE. @WOODBINE ST.
Borough : BROOKLYN **Agency's Number** : 61
Program / Asset # : BPL0W61.000 / 13272 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 9,285 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 05-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,Mez
Block : 3362 **Lot** : 32 **BIN** : 3076852

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$199,800	
Interior Architecture	\$100,900	
Electrical	\$38,000	\$35,000
Mechanical		\$431,800
Total	\$338,700	\$466,800
Importance Code A	\$199,800	
Importance Code B	\$75,100	\$466,800
Importance Code C	\$63,800	
Total	\$338,700	\$466,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,100			
Interior Architecture	\$4,000		\$700	\$1,100
Electrical	\$25,600	\$300	\$300	\$1,600
Mechanical	\$2,600	\$1,000	\$3,100	\$6,700
Site Enclosure	\$11,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,400	\$5,200	\$8,100	\$13,300
Importance Code A	\$6,600	\$500	\$500	\$500
Importance Code B	\$35,900	\$4,700	\$7,200	\$12,800
Importance Code C	\$11,000		\$500	
Total	\$53,400	\$5,200	\$8,100	\$13,300



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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	95%	Now	\$116,000	LIFE	* *	5	\$17,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 50%							
	Masonry: Limestone	Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		5%	Now	\$6,100	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Front Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : South Facade									
Windows									
Aluminum	100%			2046		* *	5	\$3,500	
Roof									
Slate	32%	Now	\$83,800	LIFE		* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
	Location : Over Mezzanine								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
Slate	Location : Mezzanine, First Floor								
	68%			LIFE		* *			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE		* *	5	\$2,200	
	Paint Peeling, Extent : Light, Area Affected : 50%								
Ceramic Tile	Location : Basement Boiler Room								
	5%			2039		* *	5	\$500	
Vinyl Tile	85%	0-2	\$4,000	2035		* *	3	\$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Main Floor And Basement									
Interior Walls									
Ceramic Tile	5%			2039		* *	5	\$900	
Masonry: Brick	5%			LIFE		* *			
Plaster	40%	Now	\$63,800	LIFE		* *	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : South Side Of Main Floor And Basement									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : South Side Of Main Floor And Basement									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : South Side Of Main Floor And Basement									
Plaster	50%			LIFE		* *	5	\$2,800	

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Concrete	10%			LIFE	* *	5	\$200	
	Plaster	25%	Now	\$37,100	LIFE	* *	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Of Main Floor And Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : South Side Of Main Floor And Basement							
	Plaster	65%			LIFE	* *	5	\$4,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	25%	2-4	\$1,700	2040	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Rear Lot Line							
	Iron Picket	75%	Now	\$7,700	2050	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Misaligned, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance And Throughout							
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$1,600	2040	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Retaining Walls								
	Cast in Place Concrete	100%	0-2	\$200	2050	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Rear Walk							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			

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%			2030	\$1,600	5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 200 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$200	

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BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2030	\$30,600	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Fused Disc Sw	5%			2029	\$800	5		
	Molded Case Bkrs	70%			2029	\$11,300	5	\$200	
	Molded Case Bkrs	25%			2055	* *	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$15,000	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 10% Location : Main Floor And Upper Level							
	Thermoplastic	40%			2030	\$12,000	1		
	Thermoplastic	10%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Water Main Explanation : Corroded							
Lighting									
	Interior Lighting								
	LED	100%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$1,100	
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	HID	100%			2025	\$38,000	10		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2038	* *	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 10% Location : Mechanical Room Explanation : Includes Fire Alarm Devices And CCTV System							

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%			2050	* *	1		
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Explanation : Former Oil Tank Still In Place								

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$4,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$700	
	Terminal Devices								
	Air Handler	60%			2030	\$79,500	1	\$3,500	
			Other Observation, Extent : Light, Area Affected : 70%						
			Location : Basement						
			Explanation : With Electric Duct Heater At First Floor.						
	Convactor/Radiator	30%			2035	**	1	\$900	
	Fan Coil Unit/Heat	10%			2030	\$14,100	1	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Electric Unit Heaters						
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$352,300	2	\$600	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Basement Equipment Room						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Equipment Room						
			Explanation : 1 Unit Served By 2 Ducted Indoor Condensers.						
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$19,000	2	\$6,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Interior Units Associated With 1 Indoor Air Conditioner.						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,200	
	Exhaust Fans								
	Interior	100%			2030	\$33,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,700	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 50 Gallon Storage Tank						

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BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								

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

Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : WILLIAMSBURGH BRANCH LIBRARY
Address : 240 DIVISION AVE. @ MARCY AVE.
Borough : BROOKLYN **Agency's Number** : 60
Program / Asset # : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2014
Area Sq Ft : 22,980 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 11-Jan-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,mz
Block : 2189 **Lot** : 1 **BIN** : 3060090

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$307,700	\$136,900
Interior Architecture	\$37,200	\$70,700
Electrical	\$286,900	\$155,300
Mechanical		\$518,600
Total	\$631,800	\$881,500
Importance Code A	\$307,700	\$331,900
Importance Code B	\$324,000	\$478,900
Importance Code C		\$70,700
Total	\$631,800	\$881,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,400		\$21,900	
Interior Architecture	\$34,600	\$2,300		\$4,500
Electrical	\$700	\$600	\$11,400	\$700
Mechanical	\$1,900	\$2,200	\$17,500	\$2,800
Site Enclosure	\$4,100			
Site Pavements	\$11,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,000	\$9,100	\$54,700	\$12,000
Importance Code A	\$3,600	\$1,100	\$23,300	\$1,100
Importance Code B	\$51,100	\$6,500	\$31,400	\$10,800
Importance Code C	\$4,400	\$1,500		
Total	\$59,000	\$9,100	\$54,700	\$12,000



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle		Estimated Cost
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Copper/Terne	2%			2064	**	10	\$5,100	
	Masonry: Brick	83%			LIFE	**	5	\$90,200	
	Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows									
	Wood	100%	Now	\$307,700	2054	**	5	\$46,600	
Air Infiltration, Extent : Severe, Area Affected : 30%									
Location : Throughout - 2nd Floor North Facing Windows									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Parapets									
	Masonry: Brick	30%			LIFE	**	5	\$2,000	
	Masonry: Brick Cavity	60%			LIFE	**	5	\$4,000	
	Masonry: Limestone	10%	Now	\$2,400	LIFE	**	5	\$800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Roof									
	Copper/Terne	25%			2057	**	10	\$14,000	
	Modified Bitumen	75%			2034	**	10	\$16,800	
Interior									
Floors									
	Carpet	10%			2028	\$51,600	3	\$6,900	
	Ceramic Tile	5%			2038	**	5	\$1,700	
	Vinyl Tile	65%	Now	\$4,500	2034	**	3	\$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : At And Around Main Deck									
	Wood	20%	0-2	\$26,700	2044	**	5	\$6,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,900	
	Plaster	65%			LIFE	**	5	\$11,500	
	Wood	30%			LIFE	**	5	\$70,700	

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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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2042	* *	5	\$3,400	
	Plaster	70%	Now	\$37,200	LIFE	* *	5	\$15,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms							
	Plaster	20%			LIFE	* *	5	\$4,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$3,400	2049	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$700	2039	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Limestone Masonry							
	Retaining Walls								
	Concrete Masonry Unit	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$11,100	2042	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	50%			2042	* *			
	Pavers/Stone	50%	2-4	\$300	2042	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Under 600 Volts

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

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

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%			2029	\$3,000	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : The Service Equipment Consist Of A 1,200 Ampere C. Breaker. It Is In Satisfactory Condition.								
Transformers									
	Dry Type	100%			2034	* *	5	\$100	
Switchgear / Switchboard									
	Fused Disc Sw	30%			2049	* *	5		
	Molded Case Bkrs	70%			2029	\$26,600	5	\$400	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Molded Case Bkrs	25%			2028	\$6,600	5	\$200	
	Molded Case Bkrs	50%			2045	* *	5	\$300	
	Molded Case Bkrs	25%			2037	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$53,300	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2034	* *	10	\$5,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Main Area								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2024	\$27,100	10	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Floor And Basement								
	Explanation : Compact Fluorescent Light Fixtures Are Old But Are In Satisfactory Condition.								
	Fluorescent	65%	Now	\$175,900	2039	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices And General Areas.								
	Explanation : Fixtures Are Old And Deteriorated Producing Low Output.								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery

50%

2034

* *

10

\$2,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building.**Explanation : Relatively Modern Led Battery Pack Fixtures Are Installed. They Are In Good Condition.*

Exit, Service

50%

2029

\$1,900

1

Exterior Lighting

HID

100%

2029

\$102,000

10

\$100

Alarm

Security System

No Component

80%

Generic

20%

2034

* *

1

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : The Security System Consists Of CCTV Surveillance Camera System And Intrusion Alarm.*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$84,000

1-3

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building.**Explanation : Fire Alarm Panel Is Old, But In Satisfactory Condition.*

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Hot Water Boiler

100%

2027

\$195,100

1

\$11,400

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

Distribution

Hot Wtr Piping/Pump

100%

2037

* *

4

\$1,100

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$7,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2029	\$143,500	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Refrigerant - Hcfc-22							
	Split Unit	25%			2029	\$135,100			
	Window/Wall Unit	5%			2024	\$2,600	1		
Distribution									
	Ductwork/Diffusers	95%			LIFE	* *	2	\$28,400	
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans									
	Interior	50%			2029	\$45,000	2	\$400	
	Roof	5%			2029	\$2,100	2		
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Gas Fired	100%			2027	\$15,400	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$3,900	4	\$500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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Print Date : 08-Sep-2020

BROOKLYN PUBLIC LIBRARY - FY 2021

Asset Name : WINDSOR TERRACE BRANCH LIBRARY
Address : 160 E. 5TH ST. @FORT HAMILTON PARKWAY
Borough : BROOKLYN **Agency's Number** : 77
Program / Asset # : BPL0W77.000 / 13273 **Yr Built/Renovated** : 1969 / 1994
Area Sq Ft : 7,100 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 05-Mar-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5318 **Lot** : 10 **BIN** : 3124000

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$79,900	\$365,900
Interior Architecture	\$87,400	
Electrical	\$149,000	
Mechanical	\$187,600	
Total	\$503,900	\$365,900
Importance Code A	\$79,900	\$365,900
Importance Code B	\$424,000	
Total	\$503,900	\$365,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,000			
Interior Architecture	\$43,300		\$1,200	
Electrical	\$52,600	\$700	\$44,500	\$800
Mechanical	\$23,500	\$500	\$43,400	\$500
Total	\$124,400	\$1,200	\$89,100	\$1,300
Importance Code A	\$22,800	\$400	\$400	\$400
Importance Code B	\$69,000	\$800	\$88,600	\$1,000
Importance Code C	\$32,600			
Total	\$124,400	\$1,200	\$89,100	\$1,300



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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	0-2	\$4,800	LIFE	**	5	\$3,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office Window Lintels							
	Masonry: Brick	85%	Now	\$43,300	LIFE	**	5	\$13,300	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Settling Cracks On South Side							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Building Is Above A Subway Easement. Building Shakes When Trains Pass Below							
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Windows									
	Glass Block	95%			LIFE	**	5	\$500	
	Steel	5%	0-2	\$200	2040	**	5	\$200	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Back Office							
Roof									
	Single Ply Membrane	100%	Now	\$36,600	2029	\$365,900			
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Mechanical Room							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Terrazzo	5%	Now	\$5,300	LIFE	**	5	\$400	
		Uneven Substrate, Extent : Moderate, Area Affected : 15%							
		Location : Main Entrance							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Main Entrance							
		Explanation : Settlement Crack							
	Vinyl Tile	90%			2024	\$87,400	3	\$3,600	
Interior Walls									
	Concrete Masonry Unit	40%	Now	\$32,600	LIFE	**	5	\$1,800	
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Electrical / Storage Room, Back Office							
		Vertical Cracks, Extent : Severe, Area Affected : 2%							
		Location : 1st Floor, Electrical / Storage Room, Back Office							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Explanation : Building Shakes As Subway Trains Pass Below Causing Cracks Within Interior Walls							
	Gypsum Board	60%			LIFE	**	5	\$4,100	
Ceilings									
	AcousTileConcealSpLn	10%			2037	**	5	\$1,300	
	AcousTileSusp.Lay-In	90%			2037	**	5	\$9,500	

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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$200	
Raceway								
Conduit	90%			2034	* *	1		
Conduit	10%			2024	\$3,400	1		
Panelboards								
Fused Disc Sw	10%			2032	* *	5		
Molded Case Bkrs	90%			2032	* *	5	\$200	
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%			2029	\$16,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$69,300	10	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2022	\$7,700	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$5,200	10	\$900	
Exit, Service	50%			2024	\$500	1		
Exterior Lighting								
HID	70%			2024	\$20,300	10		
Incandescent	30%			2024	\$7,400	2		
Alarm								
Security System								
Generic	100%	Now	\$23,300	2034	* *	1	\$2,400	
<i>Devices Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
Generic	100%			2022	\$79,700	1-3	\$4,500	

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BROOKLYN PUBLIC LIBRARY - 038
WINDSOR TERRACE BRANCH LIBRARY
Asset # : 13273

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Furnace	100%	Now	\$800	2022	\$17,000	1	\$3,200	
		Not in Service, Extent : Severe, Area Affected : 15%							
		Location : The Unit For Main Entrance							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Equipment Room							
		Explanation : 4 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%			2022	\$107,300	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Equipment Room							
	Reciprocating Compr/Chiller	30%			2024	\$18,300	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2024	\$41,100	1	\$700	
	No Component	70%							
	Heat Rejection								
	Dry Cooler	100%			2024	\$39,200	2	\$4,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Interior	80%			2024	\$20,500	2	\$200	
	Roof	20%			2024	\$2,400	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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