

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : ARLINGTON BRANCH LIBRARY
Address : 203 ARLINGTON AVE. @WARWICK ST.
Borough : BROOKLYN **Agency's Number** : 21
Program / Asset # : BPL0A21.000 / 13233 **Yr Built/Renovated** : 1906 / 2001
Area Sq Ft : 16,385 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 27-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3923 **Lot** : 52 **BIN** : 3087001

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$190,000	
Interior Architecture	\$50,400	\$468,500
Mechanical	\$336,700	\$613,400
Total	\$577,000	\$1,081,900
Importance Code A	\$190,000	
Importance Code B	\$336,700	\$1,081,900
Importance Code C	\$50,400	
Total	\$577,000	\$1,081,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$4,800			
Interior Architecture	\$24,600			\$2,100
Electrical	\$800	\$600	\$21,000	\$600
Mechanical	\$4,800	\$1,500	\$2,700	\$1,900
Site Enclosure	\$5,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$47,600	\$9,400	\$30,900	\$11,900
Importance Code A	\$5,600	\$800	\$800	\$800
Importance Code B	\$36,000	\$8,500	\$30,100	\$11,000
Importance Code C	\$6,100			
Total	\$47,600	\$9,400	\$30,900	\$11,900



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

Maintenance \$ are aggregated over a ten-year period. Site 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	\$190,000	LIFE	* *	5	\$22,700	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, 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%			2042	* *	5	\$5,000	
Wood	5%	Now	\$200	2042	* *	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilet, Office								
Parapets								
Metal Cornice	100%			2049	* *	10		
Roof								
Asphalt Shingle	70%			2037	* *	10	\$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible								
Not Accessible	30%							
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%			2037	* *	5	\$1,100	
Vinyl Tile	75%	Now	\$23,400	2034	\$468,500	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%			2037	* *	5	\$1,300	
Plaster	80%	Now	\$50,400	LIFE	* *	5	\$6,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Hallway By Elevator								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hallway By Elevator, Meeting Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Hallway By Elevator								
Wood	15%			LIFE	* *	5	\$15,300	

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
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
Interior									
Ceilings									
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Plaster	85%			LIFE	**	5	\$11,800	
	Wood	5%			LIFE	**	5	\$9,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	99%	Now	\$5,500	2054	**			
		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%			2044	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2044	**			
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2047	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	90%			2039	**			
	Masonry: Granite	10%			LIFE	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance			
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	60%			2060	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Disconnect Switches Rated At 400 Amperes.							
	Fused Disc Sw	40%			2034	\$1,500	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Disconnect Switches Rated At 200 Amperes.							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2044	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							

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

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%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2042	* *	5		
	Molded Case Bkrs	95%			2042	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2029	\$1,900	10	\$200	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Incandescent	1%			2034	\$2,200	2		
	LED	98%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,000	
	Exit, Battery	50%			2039	* *	10	\$600	
	Exterior Lighting								
	LED	20%			2042	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2039	* *	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Generic	50%			2029	\$15,600	1	\$3,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion 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								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$8,100	
	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
ARLINGTON BRANCH LIBRARY
Asset # : 13233

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%			2042	* *	4	\$800	
	Terminal Devices								
	Convactor/Radiator	100%			2032	\$135,900	1	\$5,300	
	Controls								
	Digital	100%			2033	\$477,500			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Thermostat								
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$262,900	2	\$1,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units In Basement								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,100	
	Exhaust Fans								
	Interior	100%			2029	\$73,700	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$24,000	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	2-4	\$3,300	2044	* *	4	\$300	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : Not In Service								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 16-Dec-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5907 **Lot** : 1 **BIN** : 3147279

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$415,500
Total		\$415,500
Importance Code B		\$415,500
Total		\$415,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$55,800		\$7,500	
Interior Architecture	\$89,300	\$2,800		\$2,800
Electrical	\$2,000	\$1,500	\$1,900	\$1,600
Mechanical	\$6,700	\$3,600	\$2,600	\$3,400
Site Enclosure	\$900			
Site Pavements	\$6,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$167,800	\$15,100	\$19,200	\$15,000
Importance Code A	\$56,600	\$800	\$8,300	\$800
Importance Code B	\$85,900	\$14,300	\$10,900	\$14,200
Importance Code C	\$25,200			
Total	\$167,800	\$15,100	\$19,200	\$15,000



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
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	\$10,100	
Masonry: Brick	70%			LIFE	**	5	\$30,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Metal Panel	5%			2056	**	5-10	\$7,400	
Window Wall	15%			2056	**	5	\$12,200	
Windows								
Aluminum	100%	Now	\$7,700	2052	**	5	\$4,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 1%								
Location : Community Room								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Various Windows								
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$16,400	
Masonry: Limestone	5%			LIFE	**	5-10	\$2,100	
Metal Panel	5%			2056	**	5	\$700	
Metal Rail	20%			2049	**	5-10	\$12,400	
Roof								
Copper/Terne	5%			2051	**	10	\$2,200	
Modified Bitumen	93%	4+	\$9,200	2041	**			
Ponding, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Skylight, Metal/Glass	2%	4+	\$2,000	2046	**			
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Skylight								
Soffits								
Glass: Special Gauge	100%			LIFE	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,800	
Ceramic Tile	5%			2045	**	5	\$1,100	
Terrazzo	5%	0-2	\$2,100	LIFE	**	5	\$900	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Entrance And Stairs								
Vinyl Tile	80%	Now	\$25,000	2041	**	3	\$6,700	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Community Room And Offices								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Community Room And Offices								

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

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%	Now	\$1,500	2045	**	5	\$700	
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : Basement Custodian Closet									
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement Custodian Closet									
	Concrete Masonry Unit	9%			LIFE	**	5	\$1,900	
	Glass: Single Pane	1%			LIFE	**	5	\$400	
	Gypsum Board	58%			LIFE	**	5-10	\$26,000	
	Masonry: Brick	10%			LIFE	**	10	\$800	
	Plaster	5%			LIFE	**	5-10	\$1,100	
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,300	
	Wood	2%			LIFE	**	5	\$4,200	
Ceilings									
	AcousTileSusp.Lay-In	25%			2053	**	5	\$5,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Main Room 1st And 2nd Floor									
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$2,800	
	Gypsum Board	60%			LIFE	**	5-10	\$46,000	
	Plaster	5%			LIFE	**	5-10	\$1,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$900	2071	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Parking Gate Hinge									
Free Standing Walls									
	Masonry: Brick	100%			2056	**			
Retaining Walls									
	Cast in Place Concrete	100%			2071	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%	Now	\$3,400	2053	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : 73rd Street									
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Corner Of 73rd Street And Ridge Boulevard									
	Pavers/Stone	10%	Now	\$2,600	2049	**			
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%									
Location : Front Entry									
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Front Entry									
On-Site Walkways									
	Cast in Place Concrete	80%			2049	**			
	Pavers/Stone	20%			2045	**			

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

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	85%
Cast in Place Concrete	15%

2045	**
2049	**

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%	2056	**	5	\$400
------------------	------	------	----	---	-------

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

Location : Electrical Room

Explanation : 600 Amperes Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs	100%	2056	**	5	\$400
------------------	------	------	----	---	-------

Raceway

Conduit	100%	2056	**	1	
---------	------	------	----	---	--

Panelboards

Fused Disc Sw	5%	2052	**	5	
Molded Case Bkrs	90%	2052	**	5	\$400
Molded Case Bkrs	5%	2035	\$1,000	5	

Wiring

Thermoplastic	100%	2056	**	1	
---------------	------	------	----	---	--

Motor Controllers

Locally Mounted	50%	2049	**	5	\$100
Locally Mounted	50%	2034	\$24,200	5	\$100

Ground

Grounding Devices

Generic	100%	LIFE	**	5	\$500
---------	------	------	----	---	-------

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

Location : Basement Electrical Room

Explanation : Water Main Pipe Grounded

Lighting

Interior Lighting

LED	100%	2041	**		
-----	------	------	----	--	--

Egress Lighting

Emergency, Battery	50%	2036	\$14,100	10	\$2,000
Exit/Emergency Light	25%	2036	\$3,500		
Combo					
Exit, LED	25%	2064	**	1	

Exterior Lighting

LED	30%	2041	**		
No Component	70%				

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
BAY RIDGE BRANCH LIBRARY
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
Alarm									
	Security System								
	Generic	50%			2036	\$15,700	1	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2031	\$15,700	1	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$10,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, 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%			2056	**	1		
	Conversion Equipment								
	Furnace	60%			2036	\$31,300	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Package Units							
	Hot Water Boiler	40%			2049	**	1	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	40%			2044	**	4	\$500	
	No Component	60%							
Terminal Devices									
	Convactor/Radiator	30%			2049	**	1	\$1,600	
	Fan Coil Unit/Heat	10%			2041	**	1	\$500	
	No Component	60%							
Controls									
	Electrical	100%			2034	\$93,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		

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

BROOKLYN PUBLIC LIBRARY - 038
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
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2036	\$253,200	2	\$900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 3 Package Units					
	Split Unit	10%			2036	\$39,800			
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 1 Unit In Roof					
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2041	* *	1	\$500	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2041	* *	2	\$1,200	
	Dry Cooler	90%			2036	\$69,200	2	\$10,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
	Exhaust Fans								
	Roof	100%			2036	\$32,500	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 40 Gallons					
	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 : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 12-Jun-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 1997 **Lot** : 32 **BIN** : 3057384

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$337,300
Total		\$337,300
Importance Code B		\$337,300
Total		\$337,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$94,200	\$1,700	\$1,100	
Interior Architecture	\$104,500	\$4,000		\$3,400
Electrical	\$2,100	\$1,600	\$2,000	\$1,600
Mechanical	\$10,400	\$2,500	\$3,200	\$2,100
Site Enclosure	\$4,900			
Site Pavements	\$2,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$225,900	\$17,000	\$13,500	\$14,400
Importance Code A	\$95,000	\$2,600	\$2,000	\$900
Importance Code B	\$73,600	\$14,400	\$11,500	\$12,500
Importance Code C	\$57,400			\$1,000
Total	\$225,900	\$17,000	\$13,500	\$14,400



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%			LIFE	**	5	\$76,700	
Masonry: Brick	80%			LIFE	**	5	\$52,400	
Metal Panel	5%			2056	**	5-10	\$11,200	
Windows								
Aluminum	98%			2058	**	5	\$3,400	
Metal Louvers	2%			2049	**	10	\$400	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$15,700	
Masonry: Brick	85%			LIFE	**	5-10	\$21,400	
Roof								
Asphalt Shingle	25%			2049	**	10	\$700	
Single Ply Membrane	75%			2044	**	10	\$12,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2037	**	3	\$8,600	
Cast in Place Concrete	5%			LIFE	**	5	\$5,000	
Ceramic Tile	5%			2045	**	5	\$1,100	
Marble Panels	2%			LIFE	**	5	\$700	
Vinyl Tile	25%	Now	\$8,000	2041	**	3	\$2,200	
	Adhesion Failure, Extent : Light, Area Affected : 5%							
	Location : Auditorium And Kitchen							
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Basement And Auditorium							
Vinyl Tile	38%	Now	\$4,900	2044	**	3	\$3,300	
	Adhesion Failure, Extent : Light, Area Affected : 5%							
	Location : Mezzanine							
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$2,100	
Concrete Masonry Unit	2%			LIFE	**	5	\$700	
Gypsum Board	40%			LIFE	**	5-10	\$28,300	
Masonry: Brick	5%	Now	\$20,100	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Room							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Room And Adjacent Stairs							
Plaster	48%			LIFE	**	5-10	\$17,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2053	**	5	\$2,300	
Gypsum Board	65%			LIFE	**	5-10	\$51,300	
Plaster	25%			LIFE	**	5-10	\$9,900	
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
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
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2062	*	*		
	Iron Picket	50%	0-2	\$4,900	2056	*	*		
	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%			2056	*	*		
	Masonry: Brick	75%			2046	*	*		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049	*	*		
	On-Site Walkways								
	Cast in Place Concrete	70%			2049	*	*		
	Masonry: Granite	25%	4+	\$2,600	LIFE	*	*		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Main Entrance								
	Pavers/Stone	5%			2045	*	*		
	Parking/Driveway								
	Cast in Place Concrete	100%			2049	*	*		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : South Side								
	Activity Yard								
	Cast in Place Concrete	75%			2049	*	*		
	Pavers/Stone	25%			2045	*	*		
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			
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%			2056	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2056	* *	5	\$500	
	Raceway								
	Conduit	70%			2056	* *	1		
	Conduit	30%			2036	\$11,200	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	85%			2052	* *	5	\$400	
	Molded Case Bkrs	10%			2035	\$2,000	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
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									
Wiring									
	Thermoplastic	70%			2056	* *	1		
	Thermoplastic	30%			2062	* *	1		
Motor Controllers									
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Lighting									
Interior Lighting									
	LED	100%			2044	* *			
Egress Lighting									
	Emergency, Battery	45%			2044	* *	10	\$1,900	
	Exit/Emergency Light	10%			2044	* *			
	Combo								
	Exit, Battery	45%			2044	* *	10	\$500	
Exterior Lighting									
	LED	25%			2044	* *			
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2036	\$32,700	1	\$6,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV System And Intrusion Alarm System									
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$10,600	

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%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$8,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One Gasoline 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
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									
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$2,300	2052	**	4	\$200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room, Riser Piping Corroded							
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Hot Wtr Piping/Pump	80%			2052	**	4	\$1,000	
Terminal Devices									
	Air Handler	30%			2036	\$98,400	1	\$3,200	
	Convactor/Radiator	70%			2041	**	1	\$3,900	
Controls									
	Electrical	100%			2034	\$96,900			
Air Conditioning									
Energy Source									
	Electricity	100%			2052	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	85%			2037	**	2	\$900	
	Split Unit	15%			2036	\$62,100			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Terminal Devices									
	Fan Coil - 2 Pipe	15%			2036	\$79,800	1	\$800	
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2036	\$7,600	2	\$1,800	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,200	
Exhaust Fans									
	Interior	40%			2036	\$30,900	2	\$200	
	Roof	60%			2036	\$20,300	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2046	**	1		
	Brass/Copper	30%			2046	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$17,300	2		
		Other Observation, Extent : N/A, 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		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2027	\$500	4	\$500	
	Backflow Preventer							
	No Component	90%						
	Generic	10%		2044	* *	1	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Backflow Preventer Serves Boiler Only</i>							
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To Second Floor</i>							
	<i>Explanation : One Unit</i>							

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : **BOROUGH PARK BRANCH LIBRARY**
Address : **1265 43RD STREET @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 : **12-Dec-2024** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5598** **Lot** : **48** **BIN** : **3135907**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$269,800	
Interior Architecture		\$647,700
Electrical		\$51,300
Mechanical	\$138,700	\$781,600
Total	\$408,500	\$1,480,600
Importance Code A	\$343,700	
Importance Code B	\$64,800	\$1,480,600
Total	\$408,500	\$1,480,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$50,400			
Interior Architecture	\$71,100			\$4,600
Electrical	\$5,400	\$1,800	\$1,800	\$2,300
Mechanical	\$11,700	\$2,000	\$6,100	\$1,600
Site Pavements	\$2,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$148,000	\$11,000	\$15,100	\$15,700
Importance Code A	\$50,700	\$1,000	\$1,000	\$1,000
Importance Code B	\$59,500	\$10,000	\$14,100	\$13,700
Importance Code C	\$37,800			\$1,100
Total	\$148,000	\$11,000	\$15,100	\$15,700



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
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	\$110,300	LIFE	* *	5	\$26,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erode, 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	\$6,700	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
	Masonry: Limestone	3%			LIFE	* *	5	\$1,300	
Windows									
	Aluminum	100%	Now	\$18,300	2052	* *	5	\$1,900	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Stairwell							
		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	\$159,500	LIFE	* *	5	\$2,900	
		Joint Mortar Miss/Erode, 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	\$3,800	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erode, 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	\$21,000	2041	**			
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Roof Flashing Around Stair								
	Skylight, Metal/Glass	5%			2056	**	10	\$3,100	
Soffits									
	Cement - Fiber Panel	100%			2036		10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%			2045	**	5	\$1,400	
	Terrazzo	5%			LIFE	**	5	\$2,200	
	Vinyl Tile	5%	0-2	\$7,800	2036	\$39,000	3	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Vinyl Tile	78%			2036	\$608,700	3	\$10,900	
	Wood	2%			2051	**	5	\$1,000	
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$2,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
	Glass: Single Pane	2%			LIFE	**	5	\$1,300	
	Gypsum Board	50%	Now	\$6,000	LIFE	**	5	\$12,700	
	Paint Peeling, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell								
	Masonry: Brick	5%	0-2	\$8,200	LIFE	**			
	Efflorescence, Extent : Moderate, Area Affected : 5%								
	Location : Stair								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair								
	Marble Panels	3%			LIFE	**	10	\$500	
	Plaster	25%	Now	\$13,100	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	\$17,000	

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
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	\$2,400	2049	* *	5	\$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Office								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$3,600	
Gypsum Board	65%	0-2	\$6,600	LIFE	* *	5	\$23,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Assembly								
Plaster	15%	Now	\$6,600	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%			2056	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

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%			2036	\$3,800	5	\$100		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 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
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									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$500	
	Raceway								
	Conduit	10%			2056	* *	1		
	Conduit	90%			2036	\$33,600	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$1,000	5		
	Molded Case Bkrs	75%			2052	* *	5	\$400	
	Molded Case Bkrs	20%			2035	\$4,100	5	\$100	
	Wiring								
	Thermoplastic	40%			2036	\$13,500	1		
	Thermoplastic	60%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : Water Main Pipe Grounded								
Lighting									
	Interior Lighting								
	Fluorescent	15%			2031	\$33,300	10	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-12 Lamps								
	LED	85%			2041	* *			
	Egress Lighting								
	Emergency, Battery	30%			2036	\$10,000	10	\$1,400	
	Exit/Emergency Light Combo	70%			2036	\$11,600			
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2036	\$37,300	1	\$7,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$51,300	1-3	\$12,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2046	* *	1		
	Conversion Equipment								
	Furnace	30%			2041	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : Rooftop Package Units							
	Hot Water Boiler	70%	0-2	\$73,900	2041	* *	1	\$6,100	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Basement Boiler Room							
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Basement. Broken Boiler Plates							
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$5,200	
	Hot Wtr Piping/Pump	70%			2044	* *	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	50%			2034	\$81,300	1	\$3,200	
	Fan Coil Unit/Heat	10%			2031	\$49,300	1	\$600	
	No Component	40%							
	Controls								
	Electrical	100%			2031	\$110,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2030	\$64,800	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1 Unit Basement Boiler Room							
	Ext Pkg Unit - Heating/Cooling	40%			2031	\$133,600	2	\$500	
		Obsolete Equipment, Extent : Moderate, Area Affected : 40%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 1 Unit On Roof							
	Ext Pkg Unit - Heating/Cooling	40%			2041	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit, 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
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									
Terminal Devices									
	Air Handler/Dir Expansion	80%			2036	\$304,900	1		
	Fan Coil - 4 Pipe	20%			2031	\$151,200	1	\$1,300	
Heat Rejection									
	Air Cooled Condenser Unit	80%			2031	\$46,000	2	\$10,900	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,300	
Exhaust Fans									
	Interior	30%			2036	\$26,500	2	\$200	
	Roof	70%			2041	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2034	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 50 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2041	* *	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 Goes Down Very Often									

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

Maintenance \$ are aggregated over a 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : BRIGHTON BEACH BRANCH LIBRARY
Address : 16 BRIGHTON FIRST ROAD @BRIGHTON BEACH AVE.
Borough : BROOKLYN **Agency's Number** : 24
Program / Asset # : BPL0B24.000 / 13237 **Yr Built/Renovated** : 1992 / 2016
Area Sq Ft : 12,166 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 10-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8680 **Lot** : 32 **BIN** : 3245028

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$201,100
Total		\$201,100
Importance Code B		\$201,100
Total		\$201,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$14,000	\$33,500		
Interior Architecture			\$2,000	
Electrical	\$1,300	\$2,800	\$1,400	\$1,100
Mechanical	\$1,300	\$1,500	\$2,500	\$1,500
Site Pavements	\$8,400			
Total	\$25,000	\$37,800	\$6,000	\$2,700
Importance Code A	\$14,600	\$34,100	\$600	\$600
Importance Code B	\$5,800	\$3,700	\$5,400	\$2,100
Importance Code C	\$4,600			
Total	\$25,000	\$37,800	\$6,000	\$2,700



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

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%	4+	\$1,800	2049	**	5	\$900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Managers Office								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,900	
Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Stucco Finish								
Roof								
Single Ply Membrane	98%			2038	**	10	\$33,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Skylight, Metal/Glass	2%			2053	**	10	\$2,300	
Soffits								
Exposed Struc: Steel	98%	4+	\$12,200	LIFE	**	5	\$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Window Lintels And Relief Angles								
Stucco Cement	2%			2038	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Quarry Tile	5%			2046	**	5	\$1,400	
Vinyl Tile	90%			2038	**	3	\$6,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	80%			LIFE	**	5	\$6,600	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	**	5	\$10,900	
Gypsum Board	40%			LIFE	**	5	\$9,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,800	2046	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Brighton First Road								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Brighton First Road								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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 \$4,600 2042 * *
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%
Location : Throughout Parking Area

Activity Yard

Pavers/Stone

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% 2033 \$3,800 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs

100% 2033 \$44,000 5 \$300
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 1 Vertical Section

Raceway

Conduit

80% 2033 \$29,900 1

Conduit

20% 2053 * * 1

Panelboards

Fused Disc Sw

10% 2049 * * 5

Molded Case Bkrs

80% 2032 \$16,200 5 \$300

Molded Case Bkrs

10% 2049 * * 5

Wiring

Thermoplastic

80% 2033 \$27,000 1

Thermoplastic

20% 2053 * * 1

Motor Controllers

Locally Mounted

50% 2038 * * 5

Variable Frequency

50% 2046 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200

Lighting

Interior Lighting

LED

100% 2038 * *
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : LED Light Fixtures

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
	Egress Lighting							
	Emergency, Battery	50%		2038	**	10	\$1,500	
	Exit, Service	50%		2038	**	1		
	Exterior Lighting							
	LED	20%		2038	**			
	No Component	80%						
Alarm								
	Security System							
	Generic	50%		2038	**	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Inside And Outside						
		Explanation : CCTV Surveillance Cameras						
	Generic	50%		2038	**	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Throughout The Building						
		Explanation : Intrusion System						
	Fire/Smoke Detection							
	Generic, Digital	100%		2038	**	1-3	\$7,500	
		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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2053	**	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%		2049	**	4	\$600	
	Terminal Devices							
	Air Handler	70%		2038	**	1	\$5,300	
	Convactor/Radiator	25%		2046	**	1	\$1,000	
	Unit Heater - Steam	5%		2038	**	4	\$100	
Air Conditioning								
	Energy Source							
	Electricity	100%		2049	**	1		
	Conversion Equipment							
	Int Pkg Unit - Heating/Cooling	100%		2034	\$201,100	2	\$700	
Ventilation								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
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	\$6,800	
Exhaust Fans								
	Interior	90%		2038	* *	2	\$300	
	Roof	10%		2033	\$2,400	2		
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2053	* *	1		
Water Heater With Tanks								
	Gas Fired	100%		2031	\$17,300	2		
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Backflow Preventer								
	Generic	100%		2033	\$5,500	1	\$700	
Fixtures								
	Generic	100%						

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : **BROOKLYN CENTRAL LIBRARY**
Address : **1 GRAND ARMY PLAZA @ FLATBUSH AVE AND EASTERN PKWY**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **BPL0001.000 / 2136** **Yr Built/Renovated** : **1940 / 2009**
Area Sq Ft : **350,000** **Project Type** : **BROOKLYN PUBLIC LIBRARY**
Date of Survey : **04-Mar-2021** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3**
Block : **1183** **Lot** : **2** **BIN** : **3029665**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,904,000	\$321,200
Interior Architecture	\$522,100	\$20,969,300
Electrical	\$1,553,300	\$503,400
Mechanical	\$6,068,500	\$14,360,100
Site Pavements	\$171,500	\$593,000
Total	\$10,219,400	\$36,747,100
Importance Code A	\$1,904,000	\$321,200
Importance Code B	\$8,143,900	\$35,233,200
Importance Code C	\$171,500	\$1,192,600
Total	\$10,219,400	\$36,747,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$53,000	\$3,800		
Interior Architecture		\$29,000		\$63,700
Electrical	\$71,100	\$10,900	\$7,800	\$9,300
Mechanical	\$169,400	\$119,500	\$185,900	\$116,100
Site Enclosure	\$3,600			
Site Pavements	\$60,400			
Elevators/Escalators	\$71,300	\$71,300	\$71,300	\$71,300
Total	\$428,800	\$234,500	\$265,000	\$260,400
Importance Code A	\$92,300	\$38,400	\$34,700	\$34,700
Importance Code B	\$297,100	\$196,000	\$230,300	\$225,700
Importance Code C	\$39,400			
Total	\$428,800	\$234,500	\$265,000	\$260,400



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
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	**			
Cast in Place Concrete	2%			LIFE	**	5	\$21,800	
Masonry: Granite	5%	Now	\$190,900	LIFE	**	5	\$8,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	62%	0-2	\$355,100	LIFE	**	5	\$101,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal Panel	5%			2052	**	5-10	\$75,100	
Metal Coiling Doors	2%			2037	**	5	\$13,700	
Pre-Cast Concrete	10%	Now	\$87,900	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	\$61,800	2045	**	5	\$24,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Garage Walls								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : At Overhead Doors Facing Parking Area								
Explanation : Corroded Steel Lintels								
Window Wall	3%			2052	**	5	\$24,600	
Windows								
Aluminum	15%			2048	**	5	\$7,500	
Bronze/Brass	60%	Now	\$594,600	2040	**	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%			LIFE	**	5	\$3,100	
Steel	15%	Now	\$376,700	2057	**	5	\$47,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Tower Stairs, Sections Of South Facades								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Tower Stairs, Sections Of South Facades								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Tower Stairs, Sections Of South Facades								
Parapets								
Masonry: Limestone	65%			LIFE	**	5	\$15,700	
Pre-Cast Concrete	25%			LIFE	**	5	\$30,200	
Stucco Cement	10%	Now	\$6,600	2045	**	5	\$2,500	
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
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									
Roof									
Modified Bitumen	100%			2037	**	10	\$237,000		
Soffits									
Masonry: Limestone	5%			LIFE	**	5	\$200		
Stucco Cement	95%			2037	**	5	\$13,700		
Interior									
Floors									
Carpet	5%			2031	\$505,200	3	\$38,600		
Cast in Place Concrete	12%			LIFE	**	5	\$135,100		
Ceramic Tile	5%			2035	\$1,610,400	5	\$25,700		
Terrazzo	13%			LIFE	**	5	\$52,300		
Vinyl Tile	25%			2037	**	3	\$48,300		
Vinyl Tile 9" X 9"	40%	0-2	\$365,500	2032	\$18,274,300	3	\$77,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Book Stack Areas									
Patching Evident, Extent : Light, Area Affected : 25%									
Location : Various Book Stack Areas									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Concrete Masonry Unit	5%			LIFE	**	5	\$18,500		
Glass: Single Pane	5%			LIFE	**	5	\$34,600		
Gypsum Board	20%			LIFE	**	5	\$110,900		
Masonry: Brick	5%			LIFE	**				
Marble Panels	2%			LIFE	**				
Plaster	43%			LIFE	**	5	\$119,200		
Wood	10%			LIFE	**	5	\$369,600		
Ceilings									
AcousTileConcealSpLn	35%	4+	\$156,600	2045	**	5	\$109,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Book Stack Areas									
AcousTileSusp.Lay-In	10%			2045	**	5	\$50,100		
Exposed Struc: Concrete	10%			LIFE	**	5	\$7,800		
Gypsum Board	15%			LIFE	**	5	\$94,000		
Plaster	30%			LIFE	**	5	\$94,000		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2052	**				
Retaining Walls									
Cast in Place Concrete	8%	Now	\$3,600	2052	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Parking Area									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Parking Area									
Explanation : This Is Actually A Limestone Clad Wall									
Cast in Place Concrete	92%			2052	**				
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**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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$21,000	2037		**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations On Flatbush Avenue Side</i>									

On-Site Walkways

Cast in Place Concrete	35%	Now	\$25,400	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Gate Entrance</i>									

Masonry: Granite	65%	Now	\$171,500	LIFE		**			
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Plaza</i>									

Parking/Driveway

Asphalt	95%	0-2	\$11,900	2035	\$593,000				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Driveway Entry Area On Flatbush Avenue Side</i>									

Cast in Place Concrete	5%	Now	\$2,100	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Parking Area By Drain</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2052		**	5	\$9,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>									

Transformers

Dry Type	100%			2045		**	5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 500 Kilovolt-ampere 208/120 Pri - 480 Sec</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2052		**	5	\$9,200	
------------------	------	--	--	------	--	----	---	---------	--

Raceway

Conduit	80%			2032	\$235,000		1		
Conduit	20%			2052	**		1		

Panelboards

Fused Disc Sw	10%			2048	**		5	\$800	
Molded Case Bkrs	60%			2031	\$119,600		5	\$5,500	
Molded Case Bkrs	30%			2048	**		5	\$2,800	

Wiring

Thermoplastic	50%			2032	\$148,800		1		
Thermoplastic	50%			2052	**		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

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									
	Motor Controllers								
	Locally Mounted	70%			2030	\$742,300	5	\$1,700	
	Variable Frequency Drive	30%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Under Construction	100%							
	Batteries								
	Under Construction	100%							
	Fuel Storage								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2037	**	10	\$112,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2027	\$216,800	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2027	\$433,700	10	\$32,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	50%			2040	**			
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$42,200	
	Exit, Battery	50%			2037	**	10	\$11,800	
	Exterior Lighting								
	Fluorescent	1%			2032	\$15,500	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	LED	24%			2040	**			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$39,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

Maintenance \$ are aggregated over a ten-year period. Site 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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2037

* *

1-3

\$43,100

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2052

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 15,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$346,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

Distribution

Steam Piping/Pump

100%

2042

* *

Terminal Devices

Air Handler

60%

2027

\$4,386,000

1

\$129,900

Convactor/Radiator

40%

2037

* *

1

\$45,200

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

70%

2032

\$4,011,500

1

\$113,600

Compr/Chiller

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

Exterior Pkg Unit -

15%

2032

\$638,900

2

\$3,200

Cooling

Split Unit

15%

2037

* *

Distribution

CW & CHW Wtr

100%

2042

* *

4

\$17,300

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2032

\$7,537,400

1

\$216,400

Heat Rejection

Air Cooled Condenser

15%

2032

\$168,700

2

\$36,600

Unit

Water Cooling Tower

85%

2033

\$1,667,800

2

\$299,400

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
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
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$195,200	
Exhaust Fans									
	Interior	95%			2027	\$1,636,700	2	\$10,200	
	Roof	5%			2032	\$37,700	2	\$500	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2037	* *	1		
Water Heater With Tanks									
	Gas Fired	100%	Now	\$400	2032	\$19,000	2		
Broken, Extent : Severe, Area Affected : 100%									
Location : Sub-basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$77,800	4	\$11,100	
Sewage Ejector(s)									
	Compressed Air	100%			2032	\$125,600	4	\$5,300	
Backflow Preventer									
	Generic	100%			2037	* *	1	\$21,400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Locations									
Explanation : Seven Units									
Escalators									
	Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : Two Units									
Fire Suppression									
Standpipe									
	Generic	100%			2052	* *	1-5	\$176,500	
Sprinkler									
	No Component	60%							
	Generic	40%			2052	* *	1-2	\$39,200	
Chemical System									
	No Component	95%							
	Generic	5%			2027	\$9,700	1-10	\$4,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parking Lot									
Explanation : For Gas Filing Station									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 16-Oct-2024 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3489 Lot : 150 BIN : 3080669

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$118,900
Mechanical	\$117,900	\$139,400
Total	\$117,900	\$258,400
Importance Code B	\$117,900	\$258,400
Total	\$117,900	\$258,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$45,000	\$8,200		
Interior Architecture	\$76,500			\$2,900
Electrical	\$10,800	\$1,000	\$1,200	\$1,100
Mechanical	\$4,400	\$2,500	\$1,900	\$2,200
Site Enclosure	\$8,500			
Site Pavements	\$1,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$154,000	\$18,900	\$10,300	\$13,400
Importance Code A	\$45,500	\$8,800	\$500	\$500
Importance Code B	\$71,000	\$10,100	\$9,800	\$12,200
Importance Code C	\$37,500			\$700
Total	\$154,000	\$18,900	\$10,300	\$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
BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	* *	5	\$42,000	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	10%			LIFE	* *	5	\$3,700	
Windows									
	Aluminum	100%			2052	* *	5	\$2,900	
Parapets									
	Masonry: Brick	50%			LIFE	* *	5-10	\$9,900	
	Metal Rail	40%			2053	* *	5-10	\$21,000	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$3,600	
Roof									
	Modified Bitumen	100%	0-2	\$9,500	2041	* *			
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Roof							
Soffits									
	Masonry: Brick	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	* *	5	\$16,200	
	Ceramic Tile	5%			2045	* *	5	\$900	
	Vinyl Tile	75%	Now	\$19,500	2041	* *	3	\$5,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : 1st Floor And Mezzanine							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Uneven Substrate, Extent : Moderate, Area Affected : 15%							
		Location : 1st 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.

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								
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
Gypsum Board	50%			LIFE	**	5-10	\$23,300	
Masonry: Brick	10%	Now	\$10,600	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Water Meter Room And Rear Office In Basement								
Plaster	30%	Now	\$4,100	LIFE	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement And Southwest Corner 1st Floor								
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Southwest Corner								
Ceilings								
Gypsum Board	25%			LIFE	**	5-10	\$15,900	
Plaster	75%	Now	\$8,600	LIFE	**	5	\$8,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 1st Floor Southwest Corner								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Southwest Corner								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$5,700	2071	**			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	25%			2056	**			
Masonry: Brick	75%	Now	\$2,800	2056	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2049	**			
Pavers/Stone	25%	Now	\$700	2045	**			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Front Entry Steps								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$800	2041	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Driveway								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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									
	Service Equipment								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$300	
	Raceway								
	Conduit	100%			2036	\$37,400	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$1,000	5		
	Molded Case Bkrs	95%			2035	\$19,200	5	\$300	
	Wiring								
	Braided Cloth	30%			2035	\$10,100	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	70%			2036	\$23,600	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$48,500	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main Pipe Grounded							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2031	\$71,400	10	\$5,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	35%			2031	\$41,600	10	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2031	\$5,900	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	49%			2044	* *	10	\$1,200	
	Exit/Emergency Light	2%			2044	* *			
	Combo								
	Exit, LED	49%			2071	* *	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	

Lighting

Exterior Lighting

LED	20%			2044		* *			
No Component	80%								

Alarm

Security System

Generic	100%			2041		* *	1	\$3,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Reading Areas, Outside Perimeter</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									

Fire/Smoke Detection

Generic, Digital	100%			2041		* *	1-3	\$6,500	
------------------	------	--	--	------	--	-----	-----	---------	--

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%			2056		* *	1		
-------------	------	--	--	------	--	-----	---	--	--

Conversion Equipment

Hot Water Boiler	100%			2049		* *	1	\$5,200	
<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%			2044		* *	4	\$800	
---------------------	------	--	--	------	--	-----	---	-------	--

Terminal Devices

Air Handler	40%			2031		\$80,200	1	\$2,600	
Convactor/Radiator	60%			2041		* *	1	\$2,000	

Controls

Electrical	100%			2031		\$59,200			
------------	------	--	--	------	--	----------	--	--	--

Air Conditioning

Energy Source

Electricity	100%			2052		* *	1		
-------------	------	--	--	------	--	-----	---	--	--

Conversion Equipment

Interior Pkg Unit - Cooling	70%	0-2	\$117,900	2041		* *	2	\$400	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Other Observation, Extent : Light, Area Affected : 60%</i>									
<i>Location : First Floor</i>									
<i>Explanation : Multiple Portable Units, Uneven Coling</i>									

Window/Wall Unit	15%			2031		\$6,100	1		
------------------	-----	--	--	------	--	---------	---	--	--

No Component	15%								
--------------	-----	--	--	--	--	--	--	--	--

Heat Rejection

Evaporative Condenser	85%			2036		\$40,400	2	\$6,200	
No Component	15%								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	
	Exhaust Fans								
	Interior	70%			2031	\$33,100	2	\$200	
	Not Accessible	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One Unit 50 Gallons								
	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.*

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : BUSHWICK BRANCH LIBRARY
Address : 340 BUSHWICK AVE. @SEIGEL ST.
Borough : BROOKLYN **Agency's Number** : 29
Program / Asset # : BPL0B29.000 / 13239 **Yr Built/Renovated** : 1908 / 2004
Area Sq Ft : 10,640 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3098 **Lot** : 19 **BIN** : 3071470

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$528,800	
Interior Architecture	\$85,300	\$321,400
Electrical	\$60,300	
Mechanical	\$207,000	\$121,900
Site Pavements		\$219,900
Total	\$881,400	\$663,200
Importance Code A	\$528,800	
Importance Code B	\$267,300	\$443,300
Importance Code C	\$85,300	\$219,900
Total	\$881,400	\$663,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$64,300	\$17,200		
Interior Architecture	\$56,900	\$500		\$1,400
Electrical	\$63,800	\$14,900	\$1,000	\$1,200
Mechanical	\$2,100	\$76,200	\$3,400	\$1,600
Site Pavements	\$27,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$221,300	\$116,000	\$11,600	\$11,400
Importance Code A	\$64,800	\$17,800	\$500	\$500
Importance Code B	\$134,100	\$98,100	\$11,100	\$10,900
Importance Code C	\$22,400			
Total	\$221,300	\$116,000	\$11,600	\$11,400



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
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	\$22,800	LIFE	* *	5	\$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Columns At Main Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Masonry: Brick	85%	0-2	\$321,000	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%			2043	* *	5-10	\$7,800	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Equipment Screen								
Windows								
Wood	100%			2041	* *	5	\$44,200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$41,500	LIFE	* *	5	\$1,400	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Entire Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Perimeter								
Explanation : Covered With Tarp								
Masonry: Brick	90%	Now	\$207,800	LIFE	* *	5	\$1,600	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Entire Perimeter								
Roof								
Modified Bitumen	100%			2038	* *	10	\$15,100	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	\$7,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500	
Ceramic Tile	5%			2042	* *	5	\$700	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Sheet Vinyl/Rubber	5%			2038	* *	5	\$1,000	
Vinyl Tile	85%	Now	\$32,100	2033	\$321,400	3	\$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Library Area								
Cracking/Crumbling, 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
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									
Interior Walls									
	Ceramic Tile	5%			2042	* *	5	\$900	
	Plaster	95%	Now	\$85,300	LIFE	* *	5	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Perimeter Exterior Walls And Basement									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout Perimeter Exterior Walls									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout Perimeter Exterior Walls And Basement									
Ceilings									
	AcousTileConcealSpLn	90%	Now	\$19,800	2038	* *	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/Erode, Extent : Moderate, Area Affected : 50%									
Location : First Floor									
	AcousTileSusp.Lay-In	5%			2046	* *	5	\$700	
	Plaster	5%	Now	\$4,200	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Perimeter Exterior Walls									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout Perimeter Exterior Walls									
Site Enclosure									
Fence/Gates									
	Iron Picket	90%			2053	* *			
	Masonry: Brick	10%			2043	* *			
Free Standing Walls									
	Masonry: Fieldstone	100%			2053	* *			
Retaining Walls									
	Concrete Masonry Unit	100%			2043	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$5,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	75%			2038	* *			
	Pavers/Stone	25%	4+	\$22,000	2036	\$219,900			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%			2042	* *			

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

BROOKLYN PUBLIC LIBRARY - 038
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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2033	\$1,900	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 200 Amperes									
	Molded Case Bkrs	50%			2033	\$22,000	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 350 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2033	\$44,000	5	\$300	
Raceway									
	Conduit	20%			2053	* *	1		
	Conduit	80%			2033	\$29,900	1		
Panelboards									
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	75%			2032	\$15,200	5	\$200	
	Molded Case Bkrs	20%			2041	* *	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$27,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2053	* *	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$38,800	5	\$100	
	Locally Mounted	15%			2038	* *	5		
	Locally Mounted	5%	2-4	\$2,400	2053	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mezzanine									
Explanation : Mezzanine HVAC Showed Signs Of Corrosion									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	50%			2028	\$60,300	10	\$4,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Reading Areas									
	Fluorescent	25%			2038	* *	10	\$2,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fluorescent	5%	Now	\$6,000	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%									
Location : Light In HVAC Room - Basement									
	LED	20%			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
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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$1,300	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	10%			2028	\$5,000	10		
LED	20%			2038	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras, Intrusion Alarms								
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$27,800	2043	**	1-3	\$6,000	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Pumps; 1 Stand-by								
Terminal Devices								
Air Handler	60%			2033	\$121,900	1	\$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : See Air Conditioning Terminal Devices								
Convactor/Radiator	40%			2038	**	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2028	\$207,000	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 3 Units									
Heat Rejection									
	Air Cooled Condenser Unit	70%			2033	\$21,900	2	\$5,200	
Other Observation, Extent : N/A, Area Affected : 60%									
Location : Roof									
Explanation : R-410									
	Air Cooled Condenser Unit	30%			2028	\$9,400	2	\$2,200	
Other Observation, Extent : N/A, Area Affected : 30%									
Location : Roof									
Explanation : R-22 Refrigerant									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	
Exhaust Fans									
	Interior	100%			2028	\$47,900	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 75 Gallon Tank									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2033	\$5,700	4	\$400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 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.

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 11-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 8204 **Lot** : 68 **BIN** : 3230120

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$53,400
Total		\$53,400
Importance Code B		\$53,400
Total		\$53,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$15,800			\$7,100
Interior Architecture		\$8,200	\$500	
Electrical	\$400	\$400	\$400	\$10,900
Mechanical	\$1,500	\$500	\$1,200	\$500
Site Pavements	\$3,400			
Total	\$21,000	\$9,000	\$2,000	\$18,400
Importance Code A	\$16,200	\$500	\$500	\$7,500
Importance Code B	\$1,400	\$8,500	\$1,400	\$10,800
Importance Code C	\$3,400		\$100	
Total	\$21,000	\$9,000	\$2,000	\$18,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$12,700	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%			2040	* *	5	\$14,100	
Windows								
Aluminum	100%	Now	\$3,100	2043	* *	5	\$600	
		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	\$1,600	
Ceramic Tile	5%			2044	* *	5	\$700	
Vinyl Tile	90%			2040	* *	3	\$4,800	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$200	
Gypsum Board	85%			LIFE	* *	5	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	93%			2048	* *	5	\$13,200	
		Staining/Discoloring, Extent : Light, Area Affected : 2%						
		Location : Basement And Main Library Space						
Exposed Struc: Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	2%			LIFE	* *	5	\$400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$3,400	2038	* *			
		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
CANARSIE BRANCH LIBRARY
Asset # : 13620

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%			2035	\$3,800	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated 250 Amperes						
	Raceway								
	Conduit	100%			2061	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2051	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2061	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Ground Bar						
Lighting									
	Interior Lighting								
	LED	100%			2040	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout Building						
			Explanation : LED Lighting Fixtures Installed In 2015.						
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$1,100	
	Exit, Battery	50%			2040	* *	10	\$300	
	Exterior Lighting								
	LED	20%			2040	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building Exterior						
			Explanation : LED Lighting Fixtures						
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2040	* *	1	\$1,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : CCTV Surveillance Cameras						
	Generic	50%			2030	\$9,000	1	\$1,800	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Intrusion 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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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%			2045	* *	1		
	Conversion Equipment								
	Furnace	100%			2040	* *	1	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 2 Units								
	Controls								
	Electrical	100%			2033	\$53,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Window/Wall Unit	90%			2033	\$32,800	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,300	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$600	2045	* *	1		
	Not Insulated, Extent : Moderate, Area Affected : 10%								
	Location : Hot Water Piping, Basement								
	Brass/Copper	90%			2045	* *	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$24,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : One 50 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : CARROLL GARDENS BRANCH LIBRARY
Address : 396 CLINTON ST. @UNION ST.
Borough : BROOKLYN **Agency's Number** : 31
Program / Asset # : BPL0C31.000 / 13241 **Yr Built/Renovated** : 1905 / 2012
Area Sq Ft : 14,075 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 29-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,Mez
Block : 338 **Lot** : 33 **BIN** : 3004336

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$274,500	
Interior Architecture		\$312,900
Mechanical	\$75,900	
Total	\$350,400	\$312,900
Importance Code A	\$350,400	
Importance Code B		\$312,900
Total	\$350,400	\$312,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$57,700			\$18,900
Interior Architecture	\$22,500		\$1,400	\$400
Electrical	\$23,800	\$400	\$500	\$400
Mechanical	\$31,600	\$1,300	\$6,700	\$900
Site Enclosure	\$3,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$146,600	\$8,900	\$15,800	\$27,800
Importance Code A	\$57,900	\$700	\$700	\$19,600
Importance Code B	\$64,400	\$8,200	\$15,100	\$8,200
Importance Code C	\$24,300			
Total	\$146,600	\$8,900	\$15,800	\$27,800



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
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	\$274,500	LIFE	**	5	\$32,900	
Joint Mortar Miss/Erode, 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	\$25,200	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%	Now	\$10,700	2040	**	5	\$1,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steel	20%			2040	**	5	\$12,000	
Parapets								
Masonry: Brick	70%	Now	\$21,700	LIFE	**	5	\$1,700	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Exterior Face								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Inaccessible								
Masonry: Limestone	30%			LIFE	**	5	\$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Inaccessible								
Roof								
Copper/Terne	5%			2060	**	10	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Inaccessible								
Modified Bitumen	95%			2040	**	10	\$11,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Inaccessible								
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$900	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	15%			LIFE	**	5	\$4,800	
	Mosaic Tile	3%	Now	\$2,100	2037	**	5	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Bathrooms									
	Marble Panels	5%			LIFE	**	5	\$500	
	Vinyl Tile	77%			2032	\$312,900	3	\$4,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Gypsum Board	10%			LIFE	**	5	\$1,300	
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	75%	0-2	\$20,400	LIFE	**	5	\$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Elevator Foyer									
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$700	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
	Exposed Struc: Steel	5%			LIFE	**			
	Plaster	80%			LIFE	**	5	\$7,400	
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout, 2012									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$3,900	2067	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Gate									
Free Standing Walls									
	Masonry: Brick	100%			2042	**			
Retaining Walls									
	Masonry: Brick	98%			2052	**			
	Masonry: Fieldstone	2%			2042	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	95%			2045	**			
	Pavers/Stone	5%			2041	**			

Electrical		Current Repair			Future Replacement		Maintenance		
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
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
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$44,000	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 500 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$44,000	5	\$400	
	Raceway								
	Conduit	5%			2052	* *	1		
	Conduit	95%			2032	\$35,500	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	95%			2031	\$19,200	5	\$400	
	Wiring								
	Thermoplastic	50%			2032	\$16,900	1		
	Thermoplastic	50%			2052	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine							
		Explanation : T-8 Lamps							
	LED	90%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,700	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	30%			2027	\$20,000	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2032	\$11,100	1-3	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Basement							
		Explanation : Manual Pull Stations, Alarm Bells							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Old Oil Tank Abandoned In Place							
	Conversion Equipment								
	Hot Water Boiler	100%	2-4	\$75,900	2045	**	1	\$6,300	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : One Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	50%			2045	**	1	\$2,300	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Ductwork/Diffusers	100%	Now	\$31,400	LIFE	**	2	\$18,300	
		Controller Not Working, Extent : Moderate, Area Affected : 60%							
		Location : First Floor, Uneven Heat Distribution							
	Terminal Devices								
	Not Accessible	100%							
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2037	* *	4	\$300	
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 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.*

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : CLARENDON BRANCH LIBRARY
Address : 2035 NOSTRAND AVE. @ FARRAGUT RD.
Borough : BROOKLYN **Agency's Number** : 33
Program / Asset # : BPL0C33.000 / 13240 **Yr Built/Renovated** : 1990 / 1991
Area Sq Ft : 7,800 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 30-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5005 **Lot** : 33 **BIN** : 3327822

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$4,700		\$12,000	\$200
Interior Architecture	\$3,600	\$300		\$1,300
Mechanical				
Site Enclosure	\$300			
Total	\$8,700	\$300	\$12,000	\$1,500
Importance Code A	\$4,700		\$12,000	\$200
Importance Code B	\$3,700	\$300		\$1,400
Importance Code C	\$300			
Total	\$8,700	\$300	\$12,000	\$1,500



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

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

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

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									
	Glass Block	2%			LIFE	**	5	\$200	
	Masonry: Brick	90%			LIFE	**	5	\$11,900	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
	Metal Panel	5%			2044	**	5-10	\$4,500	
	Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Windows									
	Aluminum	100%			2050	**	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout Interior								
	Explanation : No Access To Component Due To Interior Construction								
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$5,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Access To Roof Due To Interior Construction								
	Metal Panel	5%			2054	**	5	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Access To Roof Due To Interior Construction								
	Metal: Cage/Fence	15%			2047	**	5-10	\$8,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Access To Roof Due To Interior Construction								
Roof									
	Modified Bitumen	90%			2039	**	10	\$10,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Access To Roof Due To Interior Construction								
	Skylight, Metal/Glass	10%			2054	**	10	\$3,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : No Access To Roof Due To Interior Construction								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
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	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
	Ceramic Tile	5%		2043		**	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
	Vinyl Tile	90%		2039		**	3	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
Interior Walls									
	Concrete Masonry Unit	20%		LIFE		**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
	Gypsum Board	80%		LIFE		**	5	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
Ceilings									
	AcousTileSusp.Lay-In	40%		2047		**	5	\$4,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
	Exposed Struc: Steel	5%		LIFE		**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
	Fiber Board	45%		2039		**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Seating Area. Interior Throughout							
		Explanation : Actual Material Is Fabric Panel. Under Construction							
	Gypsum Board	10%		LIFE		**	5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Throughout							
		Explanation : Under Construction							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	0-2	\$300	2069	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Front Facade							

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2047 * *

On-Site Walkways

Pavers/Stone 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

Under Construction 100%

Switchgear / Switchboard

Under Construction 100%

Raceway

Under Construction 100%

Panelboards

Under Construction 100%

Wiring

Under Construction 100%

Motor Controllers

Under Construction 100%

Ground

Grounding Devices

Under Construction 100%

Lighting

Interior Lighting

Under Construction 100%

Egress Lighting

Under Construction 100%

Exterior Lighting

Under Construction 100%

Alarm

Security System

Under Construction 100%

Fire/Smoke Detection

Under Construction 100%

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

Heating

Energy Source

Under Construction 100%

Conversion Equipment

Under Construction 100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Distribution							
	Under Construction	100%						
	Terminal Devices							
	Convactor/Radiator	15%		2039	* *	1	\$400	
	Under Construction	85%						
	Controls							
	Under Construction	100%						
Air Conditioning								
	Energy Source							
	Under Construction	100%						
	Conversion Equipment							
	Under Construction	100%						
	Distribution							
	Under Construction	100%						
	Terminal Devices							
	Under Construction	100%						
	Heat Rejection							
	Under Construction	100%						
	Dehumidifier							
	Under Construction	100%						
Ventilation								
	Distribution							
	Under Construction	100%						
	Exhaust Fans							
	Under Construction	100%						
	Energy Recovery Ventilator							
	Under Construction	100%						
	Heat Recovery Ventilator							
	Under Construction	100%						
Plumbing								
	H/C Water Piping							
	Under Construction	100%						
	Water Heater With Tanks							
	Under Construction	100%						
	HW Heat Exchanger							
	Under Construction	100%						
	Sanitary Piping							
	Under Construction	100%						
	Storm Drain Piping							
	Under Construction	100%						
	Sump Pump(s)							
	Under Construction	100%						
	Pool Filter/Treatment							
	Under Construction	100%						
	Sewage Ejector(s)							
	Under Construction	100%						

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Under Construction	100%							
Fixtures									
	Under Construction	100%							
Instantaneous Hot Water									
	Under Construction	100%							
Tankless Water Heater(POU)									
	Under Construction	100%							
Hot Water Storage Tank									
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
Escalators									
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
Sprinkler									
	Under Construction	100%							
Fire Pump									
	Under Construction	100%							
Chemical System									
	Under Construction	100%							

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : CLINTON HILL BRANCH LIBRARY
Address : 380 WASHINGTON AVE. BTWN GREENE AVE - LAFAYETTE AVE
Borough : BROOKLYN **Agency's Number** : 83
Program / Asset # : BPL0C83.000 / 13242 **Yr Built/Renovated** : 1974 / 2000
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 11-Jan-2023 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1945 **Lot** : 36 **BIN** : 3055495

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$123,800	\$247,500
Interior Architecture		\$255,300
Mechanical		\$239,100
Total	\$123,800	\$741,900
Importance Code A	\$123,800	\$247,500
Importance Code B		\$494,400
Total	\$123,800	\$741,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$13,400		\$2,100	\$300
Interior Architecture	\$15,900	\$1,000		\$600
Electrical	\$900	\$800	\$2,100	\$800
Mechanical	\$1,900	\$900	\$5,500	\$900
Site Enclosure	\$2,800			
Total	\$34,800	\$2,800	\$9,700	\$2,700
Importance Code A	\$13,700	\$400	\$2,600	\$700
Importance Code B	\$18,100	\$2,400	\$7,100	\$2,000
Importance Code C	\$3,000			
Total	\$34,800	\$2,800	\$9,700	\$2,700



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

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

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

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	\$13,400	2047	* *	5	\$5,300		
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
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%			2050	* *	5	\$600		
Parapets									
Metal Panel	100%			2054	* *	5	\$4,300		
Roof									
Modified Bitumen	100%	Now	\$123,800	2034	\$247,500				
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout Roof									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Reading Room									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout Roof									
Soffits									
Stucco Cement	100%			2039	* *	5			
Other Observation, Extent : N/A, 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%			2037	* *	5	\$500		
Panel/Paver: Cer/Brk	5%			2050	* *	5	\$1,200		
Vinyl Tile	80%			2034	\$255,300	3	\$3,100		
Interior Walls									
Ceramic Tile	5%			2037	* *	5	\$500		
Concrete Masonry Unit	70%			LIFE	* *	5	\$2,500		
Gypsum Board	25%			LIFE	* *	5	\$1,400		
Ceilings									
AcousTileSusp.Lay-In	80%	Now	\$15,400	2047	* *	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									

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

Fence/Gates

Chain Link

60% Now \$2,800 2054 * *
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Alleyway

Iron Picket

40% 2069 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2039 * *

On-Site Walkways

Cast in Place Concrete

100% 2039 * *

Electrical		Current Repair		Future Replacement		Maintenance		
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 \$48,100 5 \$200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : One Main Service Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$48,100 5 \$200

Raceway

Conduit

100% 2034 \$40,900 1

Panelboards

Molded Case Bkrs

100% 2033 \$22,200 5 \$200

Wiring

Thermoplastic

100% 2034 \$36,900 1

Motor Controllers

Locally Mounted

100% 2032 \$26,500 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Interior Lighting

LED

100% 2039 * *

Egress Lighting

Emergency, Battery

50% 2039 * * 10 \$900

Exit, Battery

50% 2039 * * 10 \$300

Exterior Lighting

LED

25% 2042 * *
Other Observation, Extent : N/A, Area Affected : 100%
Location : Building Exterior
Explanation : Controlled Via Photocell

No Component

75%

Alarm

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

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

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

Alarm

Security System
Generic

100%
2034 \$15,600 1 \$2,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm System

Fire/Smoke Detection
Generic, Digital

100%
2042 * * 1-3 \$4,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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%
2054 * * 1

Conversion Equipment
Furnace

100%
2039 * * 1 \$3,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 2 Units

Distribution
Ductwork/Diffusers

100%
LIFE * * 2-5 \$4,200

Controls
Digital

100%
2033 \$239,100

Air Conditioning

Energy Source
Electricity

100%
2050 * * 1

Conversion Equipment
Int Pkg Unit -
Heating/Cooling

100%
2038 * * 2 \$500
Recent Installation, Extent : N/A, Area Affected : 100%
Location : Roof

Distribution
Ductwork/Diffusers

100%
LIFE * * 2 \$9,800

Terminal Devices
Air Handler/Cool/Ht

100%
2039 * * 1 \$4,600

Heat Rejection
Air Cooled Condenser
Unit

100%
2039 * * 2 \$5,200

Ventilation

Distribution
Ductwork/Diffusers

100%
LIFE * * 2-5 \$4,200

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

BROOKLYN PUBLIC LIBRARY - 038
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
Ventilation									
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$19,000	2		
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room 40 Gallon Water Heater					
				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		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2039	* *	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : CONEY ISLAND BRANCH LIBRARY
Address : 1901 MERMAID AVE. W. 19TH STREET
Borough : BROOKLYN **Agency's Number** : 32
Program / Asset # : BPL0C32.000 / 13243 **Yr Built/Renovated** : 1957 / 2013
Area Sq Ft : 14,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 02-Dec-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7019 **Lot** : 43 **BIN** : 3189001

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$247,700	
Mechanical		\$383,200
Total	\$247,700	\$383,200
Importance Code A	\$247,700	
Importance Code B		\$383,200
Total	\$247,700	\$383,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$91,100		\$19,700	
Interior Architecture	\$12,100	\$600		\$2,500
Electrical	\$1,600	\$1,300	\$2,700	\$1,800
Mechanical	\$1,800	\$1,400	\$20,200	\$1,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$113,900	\$10,500	\$49,800	\$13,100
Importance Code A	\$91,900	\$600	\$20,600	\$600
Importance Code B	\$18,800	\$9,300	\$29,200	\$12,500
Importance Code C	\$3,100	\$600		
Total	\$113,900	\$10,500	\$49,800	\$13,100



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
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	\$45,600	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%	Now	\$43,800	LIFE	**	5	\$9,600	
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Entrance Area								
Windows								
Aluminum	100%	Now	\$1,700	2050	**	5	\$900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Office Rear Window, Lobby Area								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$57,800	LIFE	**	5	\$4,000	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Parapet To 2nd Floor								
Worn/Erode, 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	\$189,900	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%			2039	**	10	\$19,700	
Skylight, Metal/Glass	5%			2044	**	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%			2033	\$37,600	3	\$4,200	
Cast in Place Concrete	10%			LIFE	**	5	\$4,600	
Ceramic Tile	10%			2047	**	5	\$2,100	
Terrazzo	15%			LIFE	**	5	\$2,500	
Vinyl Tile	55%			2039	**	3	\$5,800	

*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
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	\$3,100	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%	4+	\$2,800	LIFE	**	5	\$2,800	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Stairwell At Main Entrance									
	Wood	10%			LIFE	**	5	\$15,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2047	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	**			
	Parking/Driveway								
	Asphalt	95%			2043	**			
	Cast in Place Concrete	5%			2047	**			

Electrical		Current Repair		Future Replacement		Maintenance			
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	70%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	Fused Disc Sw	30%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Service Disconnect Switch Rated At 200 Amperes Serving The Solar Panels.							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2054	* *	5	\$100	
Raceway									
	Conduit	100%			2054	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2050	* *	5	\$400	
Wiring									
	Thermoplastic	100%			2054	* *	1		
Motor Controllers									
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	10%			2039	* *	10	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : T-8 Lamps								
	LED	90%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$4,400	1		
	Exit, LED	50%			2062	* *	1		
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Hallways, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$8,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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								
	Electricity	20%			2054	* *	1		
	Natural Gas	80%			2054	* *	1		
Conversion Equipment									
	Hot Water Boiler	80%			2047	* *	1	\$5,500	
	Radiant Heater	20%			2039	* *	2	\$1,300	
Distribution									
	Hot Wtr Piping/Pump	80%			2050	* *	4	\$600	
	No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$106,900	1	\$3,500	
	Convactor/Radiator	40%			2047	**	1	\$1,800	
	No Component	20%							
	Controls								
	Electrical	100%			2032	\$79,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2042	**	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit, Roof							
	Ext Pkg Unit - Heating/Cooling	50%			2034	\$119,300	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units, Roof							
	Split Unit	20%			2039	**			
	No Component	10%							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2034	\$78,000	1	\$900	
	No Component	80%							
	Heat Rejection								
	Evaporative Condenser	20%			2039	**	2	\$2,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2034	\$27,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,300	2		
		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									

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : One Unit

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

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

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : CORTELYOU BRANCH LIBRARY
Address : 1305 CORTELYOU ROAD @ARGYLE ROAD
Borough : BROOKLYN **Agency's Number** : 87
Program / Asset # : BPL0C87.000 / 13244 **Yr Built/Renovated** : 1983 / 2005
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5144 **Lot** : 80 **BIN** : 3118362

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$99,600	
Interior Architecture		\$113,300
Mechanical		\$218,600
Site Pavements	\$61,000	
Total	\$160,600	\$331,800
Importance Code A	\$99,600	
Importance Code B	\$61,000	\$331,800
Total	\$160,600	\$331,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$200		\$200	
Interior Architecture	\$1,900	\$500		
Electrical	\$900	\$700	\$1,900	\$800
Mechanical	\$18,800	\$400	\$5,900	\$600
Site Pavements	\$15,300			
Total	\$37,100	\$1,700	\$7,900	\$1,400
Importance Code A	\$500	\$400	\$600	\$400
Importance Code B	\$21,300	\$1,300	\$7,400	\$1,100
Importance Code C	\$15,300			
Total	\$37,100	\$1,700	\$7,900	\$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
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%			2042	**	5	\$300	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,700	
	Metal Panel	5%			2054	**	5	\$400	
Roof									
	Modified Bitumen	100%	Now	\$99,600	2044	**			
	Alligatoring, Extent : Moderate, Area Affected : 20%								
	Location : Seams Throughout								
	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									
	Cast in Place Concrete	5%	4+	\$400	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Maintenance Room								
	Ceramic Tile	5%			2037	**	5	\$200	
	Vinyl Tile	90%			2034	\$113,300	3	\$1,500	
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%	Now	\$1,400	2047	**	5	\$2,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Meeting Room And Kitchen								
	Water Penetration, Extent : Moderate, 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%			2069	**			
Site Pavements									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$61,000	2039	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : All Locations</i>					
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Along Cortelyou Road And Argyle Road</i>					

On-Site Walkways

Cast in Place Concrete	100%	Now	\$15,300	2047	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
<i>Location : Entry Courtyard And Rear Yard</i>					
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>					
<i>Location : Entry Courtyard</i>					
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>					
<i>Location : Entry Courtyard</i>					

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$3,800	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2034	\$44,000	5		
---------------	------	--	--	------	----------	---	--	--

Raceway

Conduit	80%			2044	* *	1		
Conduit	20%			2054	* *	1		

Panelboards

Molded Case Bkrs	50%			2042	* *	5		\$100
Molded Case Bkrs	50%			2033	\$10,100	5		\$100

Wiring

Thermoplastic	40%			2054	* *	1		
Thermoplastic	60%			2044	* *	1		

Motor Controllers

Locally Mounted	100%			2032	\$24,200	5		\$100
-----------------	------	--	--	------	----------	---	--	-------

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100
---------	------	--	--	------	-----	---	--	-------

Lighting

Interior Lighting

LED	100%			2042	* *			
-----	------	--	--	------	-----	--	--	--

Egress Lighting

Emergency, Battery	50%			2039	* *	10		\$900
Exit, Battery	50%			2039	* *	10		\$300

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

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

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

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

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

Lighting

Exterior Lighting

LED

25%

2042

* *

No Component

75%

Alarm

Security System

Generic

50%

2034

\$7,100

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Generic

50%

2042

* *

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

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%

2054

* *

1

Conversion Equipment

Hot Water Boiler

100%

2047

* *

1

\$3,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Boiler Room**Explanation : 1 Unit, 427 Mbh Input*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$400

Terminal Devices

Convactor/Radiator

20%

2039

* *

1

\$500

Fan Coil Unit/Heat

2%

2029

\$3,800

1

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Entrance Vestibule**Explanation : Cabinet Unit Heater*

Unit Heater - Hot Water

5%

2039

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Mechanical Room**Explanation : Location Noted*

No Component

73%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Throughout**Explanation : Heating Provided By Air Handling Unit, Reported Under Air Conditioning*

Controls

Digital

100%

2032

\$218,600

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
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
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Terminal Devices									
	Air Handler/Dir Expansion	100%			2039	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor - Mechanical Room									
Explanation : Air Handler With Direct Expansion And Hot Water Coils									
Heat Rejection									
	Air Cooled Condenser Unit	100%			2039	* *	2	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 1 Condensing Unit, 25 Tons, R-410a Refrigerant									
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
	Interior	70%			2039	* *	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Return Exhaust Fan									
	Roof	30%			2039	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$17,300	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor - Boiler Room									
Explanation : 1 Unit, 40 Gallons									
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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : CYPRESS HILLS BRANCH LIBRARY
Address : 1197 SUTTER AVENUE @ CRYSTAL ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0C88.000 / 14460 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 6,999 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 03-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4247 **Lot** : 33 **BIN** : 3252993

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$75,500
Total		\$75,500
Importance Code A		\$75,500
Total		\$75,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$74,000		\$1,400	\$600
Interior Architecture	\$13,300	\$100		\$1,000
Electrical	\$800	\$700	\$1,600	\$900
Mechanical	\$1,000	\$600	\$1,200	\$800
Total	\$89,100	\$1,400	\$4,200	\$3,200
Importance Code A	\$74,300	\$300	\$1,800	\$900
Importance Code B	\$14,700	\$900	\$2,500	\$2,300
Importance Code C		\$100		
Total	\$89,100	\$1,400	\$4,200	\$3,200



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
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+	\$37,200	LIFE	* *	5	\$8,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : East Side Exit									
	Metal Panel	5%			2054	* *	5-10	\$5,000	
Windows									
	Aluminum	100%			2050	* *	5	\$1,200	
Parapets									
	Concrete Masonry Unit	85%			LIFE	* *	5	\$400	
	Metal Panel	5%			2054	* *	5	\$100	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$300	
Roof									
	Metal Panel	95%			2047	* *	10	\$35,600	
	Modified Bitumen	5%	0-2	\$1,100	2039	* *			
Debris Present, Extent : Moderate, Area Affected : 10%									
Location : Roof									
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+	\$600	2043	* *	5	\$300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%									
Location : Public Toilets									
	Vinyl Tile	75%	2-4	\$10,900	2039	* *	3	\$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *			
	Ceramic Tile	3%			2043	* *	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+	\$1,800	2047	**	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%			2069	**			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	**	5	\$200	
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5		
Molded Case Bkrs	90%			2050	**	5	\$200	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2042	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
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	\$800		
Exit, Service	50%		2039	**	1			

Exterior Lighting

HID	30%		2039	**	10			
No Component	70%							

Alarm

Security System

Generic	100%		2039	**	1	\$2,600		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection

Generic, Analog	100%		2039	**	1-3	\$4,400		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

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

Heating

Energy Source

Natural Gas	100%		2044	**	1			
-------------	------	--	------	----	---	--	--	--

Conversion Equipment

Hot Water Boiler	100%		2032	\$75,500	1	\$3,500		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

Distribution

Hot Wtr Piping/Pump	100%		2042	**	4	\$300		
---------------------	------	--	------	----	---	-------	--	--

Terminal Devices

Convactor/Radiator	50%		2047	**	1	\$1,100		
Fan Coil Unit/Heat	50%		2039	**	1	\$1,100		

Controls

Electrical	100%		2032	\$39,500				
------------	------	--	------	----------	--	--	--	--

Air Conditioning

Energy Source

Electricity	100%		2042	**	1			
-------------	------	--	------	----	---	--	--	--

Conversion Equipment

Exterior Pkg Unit - Cooling	100%		2039	**	2	\$400		
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Rooftop Units</i>								

Ventilation

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
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	\$3,900	
Exhaust Fans								
	Roof	40%		2034	\$5,500	2	\$100	
	Roof	60%		2039	* *	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2054	* *	1		
Water Heater With Tanks								
	Gas Fired	100%		2032	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 40 Gallon Unit								
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)								
	Submersible	100%		2027	\$200	4	\$200	
Fixtures								
	Generic	100%						

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : DEKALB BRANCH LIBRARY
Address : 790 BUSHWICK AVE. @DEKALB AVE.
Borough : BROOKLYN **Agency's Number** : 35
Program / Asset # : BPL0D35.000 / 13245 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 12,584 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 26-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3241 **Lot** : 18 **BIN** : 3073751

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$302,200	\$59,700
Interior Architecture	\$500,100	\$109,300
Electrical	\$18,700	\$94,500
Mechanical	\$418,600	\$148,400
Total	\$1,239,700	\$411,900
Importance Code A	\$302,200	\$208,200
Importance Code B	\$876,200	\$150,500
Importance Code C	\$61,300	\$53,300
Total	\$1,239,700	\$411,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$12,300	\$2,900		\$1,800
Electrical	\$6,800	\$5,000	\$1,200	\$1,400
Mechanical	\$8,100	\$81,700	\$2,200	\$3,100
Site Enclosure	\$38,100			
Site Pavements	\$24,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$96,700	\$96,900	\$10,600	\$13,500
Importance Code A	\$7,400	\$800	\$600	\$600
Importance Code B	\$72,700	\$96,100	\$10,000	\$12,900
Importance Code C	\$16,500			
Total	\$96,700	\$96,900	\$10,600	\$13,500



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
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%			LIFE	**	5	\$24,100	
	Masonry: Brick	83%			LIFE	**	5	\$17,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Southwest Corner									
	Masonry: Sandstone	2%			LIFE	**	5	\$300	
Windows									
	Wood	100%	Now	\$302,200	2058	**	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									
	Metal Panel	85%			2046	**	10	\$27,300	
	Single Ply Membrane	15%			2033	\$59,700	10	\$2,600	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,900	
	Ceramic Tile	5%			2036	\$56,000	5	\$900	
	Sheet Vinyl/Rubber	5%			2038	**	5	\$1,300	
	Vinyl Tile	80%	2-4	\$438,800	2043	**	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									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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									
Interior Walls									
	Ceramic Tile	5%			2036	\$53,300	5	\$900	
	Concrete Masonry Unit	10%	Now	\$9,100	LIFE	**	5	\$700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Gypsum Board	15%			LIFE	**	5	\$1,600	
	Plaster	65%	Now	\$61,300	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Technology Room, Public Room, Throughout Basement									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Technology Room, Public Room, Throughout Basement									
	Wood	5%			LIFE	**	5	\$3,500	
Ceilings									
	AcousTile,Adhered	5%	4+	\$3,200	2046	**	5	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout Basement									
	AcousTileSusp.Lay-In	25%			2038	**	5	\$4,500	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
	Plaster	65%			LIFE	**	5	\$7,400	
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : Main Room									
Site Enclosure									
Fence/Gates									
	Iron Picket	80%			2053	**			
	Masonry: Brick	20%			2053	**			
Retaining Walls									
	Masonry: Brick	100%	2-4	\$38,100	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Areaway									
Misaligned/Bulging, Extent : Light, Area Affected : 10%									
Location : Areaway									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$16,800	2038	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Sinking/Subsiding, Extent : Light, Area Affected : 2%									
Location : Along Bushwick Avenue									
On-Site Walkways									
	Asphalt	25%			2036	\$7,800			
	Cast in Place Concrete	50%	0-2	\$2,500	2038	**			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%									
Location : Ramp									
	Pavers/Stone	25%	0-2	\$4,900	2036	\$49,400			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Front Steps									

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2033	\$48,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$48,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	70%			2033	\$28,600	1		
	Conduit	30%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$1,100	5		
	Molded Case Bkrs	65%			2032	\$14,400	5	\$200	
	Molded Case Bkrs	30%			2041	* *	5	\$100	
	Wiring								
	Thermoplastic	30%			2053	* *	1		
	Thermoplastic	70%			2033	\$25,900	1		
	Motor Controllers								
	Locally Mounted	90%			2031	\$47,700	5	\$100	
	Locally Mounted	10%	2-4	\$5,300	2053	* *	5		
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Outdoor HVAC Equipment							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	12%			2028	\$18,700	10	\$1,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	30%			2033	\$46,800	10	\$3,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And 1st Floor							
	Fluorescent	5%			2038	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	50%			2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
	LED	3%			2038	* *			

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$1,500	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	HID	25%			2033	\$16,300	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Perimeter								
	Explanation : CCTV Surveillance Cameras, Intrusion Alarms And Motion Sensors								
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$36,000	1-3	\$8,000	
	Other Observation, Extent : N/A, 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%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$7,400	2031	\$148,400	1	\$5,600	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	\$30,500	4	\$900	
	Terminal Devices								
	Air Handler	60%			2028	\$157,700	1	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 60%								
	Location : Basement								
	Explanation : Heating Provided By 3 Split Units								
	Convector/Radiator	40%			2038	* *	1	\$1,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	60%			2028	\$199,000			
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : 3 Units In Basement							
	Not Accessible	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Unknown							
		Explanation : Assumed 2 Additional Units Not Observed.							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2028	\$24,300	2	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 60%							
		Location : Roof And Grade							
		Explanation : 2 Units On Roof. 1 Unit On Grade.							
	Air Cooled Condenser Unit	40%			2028	\$16,200	2	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 40%							
		Location : Grade							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	
	Exhaust Fans								
	Interior	100%			2028	\$61,900	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$37,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 100 Gallon Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : DYKER BRANCH LIBRARY
Address : 8202 13TH AVE. @ 82ND STREET
Borough : BROOKLYN **Agency's Number** : 82
Program / Asset # : BPL0D82.000 / 13246 **Yr Built/Renovated** : 1974 / 2013
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 10-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6302 **Lot** : 36 **BIN** : 3164019

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$52,100	
Mechanical	\$218,600	\$79,200
Site Enclosure	\$88,200	
Total	\$358,800	\$79,200
Importance Code A	\$52,100	\$79,200
Importance Code B	\$306,700	
Total	\$358,800	\$79,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$8,900			\$6,600
Interior Architecture	\$23,400	\$200		\$1,500
Electrical	\$900	\$800	\$2,100	\$800
Mechanical	\$6,100	\$700	\$23,700	\$700
Site Pavements	\$33,500			
Total	\$72,600	\$1,700	\$25,800	\$9,700
Importance Code A	\$9,200	\$400	\$4,400	\$7,000
Importance Code B	\$50,900	\$1,100	\$21,400	\$2,700
Importance Code C	\$12,500	\$200		
Total	\$72,600	\$1,700	\$25,800	\$9,700



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
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 : Base Of Building At Front								
Masonry: Brick	50%			LIFE	**	5	\$6,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Efflorescence Staining Throughout								
Metal Panel	10%			2060	**	5-10	\$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Level								
Explanation : Location Observed								
Pre-Cast Concrete	35%	Now	\$6,800	LIFE	**	5	\$15,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Top Of Building								
Windows								
Aluminum	100%	Now	\$52,100	2059	**	5	\$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : All Windows								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Surface Anodizing Is Failing								
Roof								
Single Ply Membrane	100%			2042	**	10	\$26,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Reading Room								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$1,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
Ceramic Tile	5%			2037	**	5	\$700	
Vinyl Tile	90%	4+	\$17,000	2039	**	3	\$4,500	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Rear Meeting Room								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Community Meeting Room								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Community Meeting Room								
Interior Walls								
Ceramic Tile	10%			2043	**	5	\$400	
Concrete Masonry Unit	90%			LIFE	**	5	\$1,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2047	**	5	\$12,100	
Gypsum Board	5%			LIFE	**	5	\$800	
Plaster	5%			LIFE	**	5	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2054		* *		
Free Standing Walls									
	Cast in Place Concrete	100%			2054		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Impact Damage, Extent : Moderate, Area Affected : 2%					
				Location : Driveway					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$88,200	2054		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout Front					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$21,000	2039		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 15%					
				Location : Throughout					
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$2,500	2039		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Terrace At Front And Side					
Parking/Driveway									
	Asphalt	80%	4+	\$10,000	2037		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Rear Parking Area					
	Cast in Place Concrete	20%			2047		* *		

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	\$44,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch. Inspector Estimate. No Nameplate Capacity Available.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
	Raceway								
	Conduit	90%			2044	* *	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$20,300	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2034	\$23,600	1		
	Thermoplastic	30%			2054	* *	1		
Motor Controllers									
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	LED	100%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : LED Observed							
	Exit, Battery	50%			2039	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : LED Observed							
Exterior Lighting									
	LED	25%			2039	* *			
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$2,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System. Exterior Cameras Are Blocked By Exterior Signs.							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	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								
	Electricity	2%			2034		1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Location Noted.							
	Natural Gas	98%			2034	\$2,000	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

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
Heating								
Conversion Equipment								
Hot Water Boiler	98%			2032	\$79,200	1	\$3,600	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit, 300 Mbh Approx.							
Radiant Heater	2%			2029	\$4,000	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Electric Unit Heater							
Distribution								
Hot Wtr Piping/Pump	100%			2033	\$16,600	4	\$400	
Terminal Devices								
Convactor/Radiator	85%			2039	* *	1	\$2,100	
Unit Heater - Hot Water	5%			2039	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room, Entrance Vestibule							
	Explanation : Unit Heater / Cabinet Heater							
No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Air Handler Reported Under Air Conditioning							
Controls								
Digital	100%	Now	\$4,400	2029	\$218,600			
	Broken, Extent : Moderate, Area Affected : 30%							
	Location : Mechanical Room At Air Handler - Defective Zone Damper Actuators: Zones 1, 2							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	\$9,000			
	R-410a Refrigerant, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Office							
	Explanation : Location Noted							
No Component	95%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2039	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Air Handler With Dx And Hot Water Coils							

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

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

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

BROOKLYN PUBLIC LIBRARY - 038

DYKER BRANCH LIBRARY

Asset # : 13246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	* *	2	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Air Cooled Condensing Unit, 30 Tons, R410a Refrigerant								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans								
Interior	80%			2034	\$27,000	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Return Fan								
Roof	20%			2039	* *	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Toilet Exhaust Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	\$1,500	4	\$200	
Backflow Preventer								
Generic	100%			2034	\$3,400	1	\$500	
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 / 2025
Area Sq Ft : 12,329 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4717 **Lot** : 38 **BIN** : 3103597

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$359,300
Total		\$359,300
Importance Code B		\$359,300
Total		\$359,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,200	\$4,800		
Interior Architecture	\$94,300	\$2,200	\$1,600	
Electrical	\$1,400	\$1,300	\$1,400	\$1,200
Mechanical	\$4,700	\$2,500	\$1,600	\$2,500
Site Pavements	\$800			
Total	\$108,300	\$10,800	\$4,600	\$3,600
Importance Code A	\$7,800	\$5,400	\$600	\$600
Importance Code B	\$70,600	\$5,400	\$3,600	\$3,000
Importance Code C	\$30,000		\$400	
Total	\$108,300	\$10,800	\$4,600	\$3,600



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
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								
Metal, Corrugated	75%			2062	**	1		
Metal/Glass Curt Wall	25%			LIFE	**	5	\$14,300	
Windows								
Aluminum	100%			2058	**	5		
Parapets								
Metal: Cage/Fence	100%			2053	**	5-10	\$11,500	
Roof								
Modified Bitumen	100%			2044	**	10	\$21,200	
		Debris Present, Extent : Light, Area Affected : 2%						
		Location : Throughout						
		Ponding, Extent : Light, Area Affected : 2%						
		Location : Near Roof Hatch						
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$20,600	
Mosaic Tile	10%			2053	**	5	\$3,900	
Vinyl Tile	60%			2044	**	3	\$3,500	
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$5,800	
Ceramic Tile	5%			2049	**	5	\$800	
Glass: Single Pane	5%			LIFE	**	5	\$1,200	
Glass: Single Pane	10%			LIFE	**	5	\$2,300	
Gypsum Board	40%			LIFE	**	5-10	\$10,600	
Wood	25%			LIFE	**	5	\$31,100	
Ceilings								
AcousTileSusp.Lay-In	3%			2053	**	5	\$500	
Gypsum Board	60%			LIFE	**	5-10	\$32,400	
Gypsum Board	17%			LIFE	**	5-10	\$9,200	
Wood	20%			LIFE	**	5	\$55,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	4+	\$800	2049	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%						
		Location : Near Entrance						
Pavers/Stone	25%			2045	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2062	**	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room - In The Basement					
				Explanation : 800 Amperes					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2062	**	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room - In The Basement					
				Explanation : 1 Vertical Section					
	Raceway								
	Conduit	100%			2062	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2058	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2062	**	1		
	Motor Controllers								
	Locally Mounted	50%			2053	**	5		
	Variable Frequency Drive	50%			2053	**			
				Recent Installation, Extent : N/A, Area Affected : 25%					
				Location : Rooftop AC Unit					
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Water Heater Closet- In Basement					
				Explanation : Recent Installation					
Lighting									
	Interior Lighting								
	LED	100%			2044	**			
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
	Egress Lighting								
	Emergency, Battery	50%			2044	**	10	\$1,500	
	Exit, Battery	50%			2044	**	10	\$400	
	Exterior Lighting								
	HID	25%			2044	**	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2044	**	1	\$4,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor					

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2044

* *

1-3

\$7,600

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Fire Panel In The 1st Floor*

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%

2062

* *

1

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Basement*

Conversion Equipment

Furnace

100%

2044

* *

1

\$6,100

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Roof*

Controls

Digital

100%

2035

\$359,300

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout***Air Conditioning**

Energy Source

Electricity

100%

2058

* *

1

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Basement*

Conversion Equipment

Split Unit

100%

2044

* *

*R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : Telecom Room, Offices, Children's Room, Conference Room, Meeting Rooms, Roof*

Heat Rejection

Air Cooled Condenser

100%

2044

* *

2

\$8,600

Unit

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Roof***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,900

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : 1st Floor*

Exhaust Fans

Roof

100%

2044

* *

2

\$400

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Roof***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
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
Plumbing									
	H/C Water Piping Brass/Copper	100%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Toilet Rooms									
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer Generic	100%			2044	* *	1	\$800	
	Fixtures Generic	100%							
	Instantaneous Hot Water Natural Gas	100%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Water Heater Room									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : EASTERN PARKWAY BRANCH LIBRARY
Address : 1044 EASTERN PKWY. @SCHENECTADY AVE.
Borough : BROOKLYN **Agency's Number** : 37
Program / Asset # : BPL0E37.000 / 13248 **Yr Built/Renovated** : 1914 / 2005
Area Sq Ft : 15,901 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1396 **Lot** : 6 **BIN** : 3037543

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$301,000	
Mechanical	\$592,700	
Total	\$893,800	
Importance Code A	\$301,000	
Importance Code B	\$592,700	
Total	\$893,800	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$35,900		\$1,400	
Interior Architecture	\$3,700		\$13,400	\$2,500
Electrical	\$36,000	\$1,700	\$29,700	\$1,800
Mechanical	\$5,400	\$1,700	\$76,400	\$2,100
Site Enclosure	\$3,200			
Site Pavements	\$3,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$95,300	\$10,600	\$128,100	\$13,600
Importance Code A	\$36,700	\$800	\$17,400	\$800
Importance Code B	\$53,600	\$9,800	\$110,600	\$12,800
Importance Code C	\$5,100			
Total	\$95,300	\$10,600	\$128,100	\$13,600



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
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	\$8,800	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : All Facades								
	Masonry: Limestone	85%	Now	\$112,400	LIFE	* *	5	\$14,100	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, All Facades								
	Staining/Discoloring, Extent : Light, Area Affected : 30%								
	Location : Various Locations, All Facades								
	Stucco Cement	5%			2039	* *	5	\$2,800	
Windows									
	Steel	10%	Now	\$27,100	2056	* *	5	\$3,700	
	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, Rear Elevation								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
	Location : Basement								
	Wood	90%	Now	\$188,600	2056	* *	5	\$26,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Front And Right Side Elevations								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Front And Right Side Elevations								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Front And Right Side Elevations								
Parapets									
	Cast in Place Concrete	50%			LIFE	* *	5	\$13,200	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Explanation : Recent Waterproofing Painted								
	Masonry: Limestone	50%			LIFE	* *	5	\$1,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Explanation : This Are Classical Balusters								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%			2042	* *	10	\$18,100	
	Ponding, Extent : Light, Area Affected : 5%								
	Location : At Front Area								
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Recent Waterproofing Painted								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
	Traffic Topping	10%			2039	* *	5	\$3,000	
	Vinyl Tile	85%			2039	* *	3	\$10,100	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
	Gypsum Board	15%			LIFE	* *	5	\$1,800	
	Plaster	70%			LIFE	* *	5	\$4,200	
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : At Basement Pipe Penetration								
	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%			2039	* *	5	\$23,800	
	AcousTileSusp.Lay-In	10%			2047	* *	5	\$2,400	
	Plaster	10%			LIFE	* *	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Chain Link	50%	Now	\$1,200	2034			\$23,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
	Location : Rear Yard								
	Iron Picket	50%			2054	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 2%								
	Location : Front And Right Side Area Of Property								
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : At Corner								
	Explanation : Broken Concrete Curb								
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$2,000	2054	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Stair Areaway At Rear Yard								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2039		**	
------------------------	------	--	--	------	--	----	--

On-Site Walkways

Cast in Place Concrete	80%			2039		**	
------------------------	-----	--	--	------	--	----	--

Masonry: Granite	20%			LIFE		**	
------------------	-----	--	--	------	--	----	--

Caulking Deteriorated, Extent : Light, Area Affected : 2%

Location : Front Steps

Parking/Driveway

Asphalt	100%	Now	\$3,900	2037		**	
---------	------	-----	---------	------	--	----	--

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

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	100%			2034	\$44,000	5	\$400
------------------	------	--	--	------	----------	---	-------

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

Location : Electrical Room Basement

Explanation : One 200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$44,000	5	\$400
------------------	------	--	--	------	----------	---	-------

Raceway

Conduit	95%			2034	\$35,500	1	
---------	-----	--	--	------	----------	---	--

Conduit	5%			2044	**	1	
---------	----	--	--	------	----	---	--

Panelboards

Fused Disc Sw	5%			2033	\$1,000	5	
---------------	----	--	--	------	---------	---	--

Molded Case Bkrs	85%			2033	\$17,200	5	\$400
------------------	-----	--	--	------	----------	---	-------

Molded Case Bkrs	10%			2042	**	5	
------------------	-----	--	--	------	----	---	--

Wiring

Braided Cloth	70%	0-2	\$23,600	2059	**	1	
---------------	-----	-----	----------	------	----	---	--

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2034	\$6,800	1	
---------------	-----	--	--	------	---------	---	--

Thermoplastic	10%			2044	**	1	
---------------	-----	--	--	------	----	---	--

Motor Controllers

Locally Mounted	100%			2032	\$48,500	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
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
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,500	LIFE	* *	5	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main Basement							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	\$9,000	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	LED	95%			2039	* *			
	Egress Lighting								
	Emergency, Battery	10%			2029	\$2,700	10	\$400	
	Emergency, Battery	40%			2039	* *	10	\$1,500	
	Exit, LED	40%			2062	* *	1		
	Exit, Service	10%			2029	\$500	1		
	Exterior Lighting								
	HID	30%			2029	\$22,600	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Perimeter							
		Explanation : Operated Via Timer Clock							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$30,300	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alrm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel							

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		

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

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

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	30%			2029	\$15,100	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units							
	Hot Water Boiler	70%			2039	**	1	\$5,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 4 Units							
Distribution									
	Hot Wtr Piping/Pump	70%			2042	**	4	\$500	
	No Component	30%							
Terminal Devices									
	Air Handler	40%	0-2	\$2,400	2029	\$121,400	1	\$3,500	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Convactor/Radiator	30%			2039	**	1	\$1,500	
	No Component	30%							
Controls									
	Electrical	100%			2029	\$89,700			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Reciprocating	40%			2029	\$95,200	1	\$3,000	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit On Roof							
	Ext Pkg Unit -	60%			2029	\$162,600	2	\$600	
	Heating/Cooling								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
Terminal Devices									
	Air Handler/Dir	40%			2029	\$123,700	1		
	Expansion								
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser	40%			2029	\$18,700	2	\$4,400	
	Unit								
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
Exhaust Fans									
	Interior	30%			2029	\$21,500	2	\$100	
	Roof	70%			2034	\$21,900	2	\$300	

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
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
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,300	2		
				Other Observation, Extent : N/A, 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)								
	Submersible	100%			2027	\$500	4	\$500	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	\$5,200	4	\$200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Controller Not Working, Extent : Severe, Area Affected : 10%					
				Location : The 2nd Floor Door					
				Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : FLATBUSH BRANCH LIBRARY
Address : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE
Borough : BROOKLYN **Agency's Number** : 38
Program / Asset # : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2014
Area Sq Ft : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 07-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 5086 **Lot** : 15 **BIN** : 3116706

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$421,400	
Mechanical	\$635,000	\$249,600
Site Pavements	\$57,500	
Total	\$1,113,900	\$249,600
Importance Code A	\$421,400	
Importance Code B	\$692,400	\$249,600
Total	\$1,113,900	\$249,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,800		\$600	\$900
Interior Architecture	\$15,300	\$1,900		\$3,300
Electrical	\$48,800	\$2,100	\$20,200	\$2,600
Mechanical	\$2,800	\$2,300	\$4,300	\$3,300
Site Enclosure	\$13,600			
Site Pavements	\$16,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$125,700	\$13,500	\$32,300	\$17,200
Importance Code A	\$22,800	\$1,100	\$1,700	\$2,000
Importance Code B	\$70,200	\$11,300	\$30,600	\$15,300
Importance Code C	\$32,700	\$1,200		
Total	\$125,700	\$13,500	\$32,300	\$17,200



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
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									
Glass Block	5%			LIFE	**	5	\$900		
Masonry: Brick	80%	Now	\$364,400	LIFE	**	5	\$21,800		
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	\$20,100	LIFE	**	5	\$8,900		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%									
Location : Building Base									
Open Joints, Extent : Moderate, Area Affected : 25%									
Location : Building Base									
Windows									
Aluminum	65%	Now	\$57,000	2050	**	5	\$2,000		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout All Floors									
Aluminum	30%			2050	**	5	\$1,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Window Guards									
Metal Louvers	5%	Now	\$1,700	2037	**				
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%			2054	**	5	\$1,300		
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000		
Roof									
Skylight, Metal/Glass	7%			2054	**	10	\$5,300		
Not Accessible	93%								
Interior									
Floors									
Cast in Place Concrete	5%	2-4	\$2,700	LIFE	**	5	\$3,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Ceramic Tile	5%			2043	**	5	\$1,500		
Terrazzo	5%			LIFE	**	5	\$1,200		
Vinyl Tile	65%			2039	**	3	\$10,000		
Vinyl Tile	20%			2039	**	3	\$3,100		

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
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									
Interior Walls									
	Ceramic Tile	5%			2043	**	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	
Recent Replace Evident, Extent : N/A, Area Affected : 25%									
Location : Basement									
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$7,700	
	Plaster	5%	2-4	\$2,900	LIFE	**	5	\$700	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	25%	0-2	\$6,500	2047	**	5	\$3,800	
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Gypsum Board	10%			LIFE	**	5	\$3,800	
	Plaster	65%			LIFE	**	5	\$12,500	
Recent Replace Evident, Extent : N/A, 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%	4+	\$13,600	2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$57,500	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Linden Boulevard Street Side									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$2,200	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%	Now	\$14,000	2043	**			
Cracking/Crumbling, 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
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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	**	5	\$100	
	Raceway								
	Conduit	70%			2034	\$26,200	1		
	Conduit	30%			2054	**	1		
	Panelboards								
	Molded Case Bkrs	80%			2050	**	5	\$500	
	Molded Case Bkrs	20%			2033	\$6,100	5	\$100	
	Wiring								
	Thermoplastic	80%			2054	**	1		
	Thermoplastic	20%			2034	\$6,800	1		
	Motor Controllers								
	Locally Mounted	100%			2047	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	15%			2039	**	10	\$3,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	1%			2039	**	10	\$200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And Hallway							
	LED	84%			2039	**			
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$2,600	
	Exit, Battery	50%			2039	**	10	\$700	
	Exterior Lighting								
	HID	23%			2039	**	10		
	HID	2%	Now	\$2,100	2044	**			
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Exterior							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Surveillance And Intrusion System							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Analog	20%			2029	\$11,400	1-3	\$2,700	
Generic, Digital	80%	Now	\$45,600	2044	* *	1-3	\$9,800	

Not in Service, Extent : Moderate, Area Affected : 100%

Location : Throughout

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%			2047	* *	1	\$10,800	

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

Location : Basement

Explanation : One Unit

Distribution

Hot Wtr Piping/Pump	100%			2050	* *	4	\$1,100	
---------------------	------	--	--	------	-----	---	---------	--

Terminal Devices

Air Handler	60%			2034	\$249,600	1	\$8,100	
Convactor/Radiator	40%			2039	* *	1	\$2,800	

Controls

Digital	100%			2029	\$635,000			
---------	------	--	--	------	-----------	--	--	--

Air Conditioning

Energy Source

Electricity	100%			2050	* *	1		
-------------	------	--	--	------	-----	---	--	--

Conversion Equipment

Ext Pkg Unit - Heating/Cooling	60%			2039	* *	2	\$800	
--------------------------------	-----	--	--	------	-----	---	-------	--

Other Observation, Extent : N/A, Area Affected : 1%

Location : Roof

Explanation : There Is An Abandoned Chiller On The Roof

Window/Wall Unit	40%			2032	\$33,500	1		
------------------	-----	--	--	------	----------	---	--	--

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	
--------------------	------	--	--	------	-----	-----	----------	--

Exhaust Fans

Roof	100%			2039	* *	2	\$700	
------	------	--	--	------	-----	---	-------	--

Plumbing

H/C Water Piping

Brass/Copper	20%			2044	* *	1		
Galvanized Steel	80%			2039	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2032	\$24,000	4		
			Other Observation, Extent : N/A, 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%			2039	* *	4	\$700	
	Sewage Ejector(s)								
	Electric	100%			2034	\$11,600	4	\$900	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : FLATLANDS BRANCH LIBRARY
Address : 2065 FLATBUSH AVENUE @AVENUE P
Borough : BROOKLYN **Agency's Number** : 39
Program / Asset # : BPL0F39.000 / 13249 **Yr Built/Renovated** : 1969 / 2003
Area Sq Ft : 12,028 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 22-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7868 **Lot** : 39 **BIN** : 3219626

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$479,200	
Mechanical	\$67,800	\$287,800
Total	\$547,000	\$287,800
Importance Code A	\$479,200	\$77,800
Importance Code B	\$67,800	\$209,900
Total	\$547,000	\$287,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,000		\$500	
Interior Architecture	\$17,700	\$900		\$2,100
Electrical	\$500	\$600	\$600	\$500
Mechanical	\$900	\$1,200	\$1,900	\$1,300
Site Pavements	\$16,700			
Total	\$37,800	\$2,600	\$3,000	\$4,000
Importance Code A	\$2,600	\$600	\$1,200	\$600
Importance Code B	\$30,100	\$1,600	\$1,900	\$3,400
Importance Code C	\$5,000	\$400		
Total	\$37,800	\$2,600	\$3,000	\$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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
	Glass Block	5%			LIFE	**	5	\$600	
	Masonry: Brick	82%			LIFE	**	5	\$15,000	
	Pre-Cast Concrete	3%	Now	\$2,000	LIFE	**	5	\$1,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
Windows									
	Steel	100%	0-2	\$479,200	2059	**	5	\$39,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$2,500	
	Metal Panel	10%			2054	**	5	\$1,100	
Roof									
	Single Ply Membrane	100%			2042	**	10	\$29,700	
Soffits									
	Metal Panel	100%			2054	**	5-10		
Interior									
Floors									
	Ceramic Tile	5%			2043	**	5	\$900	
	Vinyl Tile	95%	0-2	\$9,600	2039	**	3	\$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Gypsum Board	90%			LIFE	**	5	\$8,800	
Ceilings									
	AcousTileSusp.Lay-In	90%			2047	**	5	\$16,200	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$1,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2044	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$11,600	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Troy Avenue									
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
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 \$5,000 2037 * *
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% 2034 \$3,800 5 \$100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$44,000 5 \$300

Raceway

Conduit

90% 2034 \$33,600 1

Conduit

10% 2054 * * 1

Panelboards

Fused Disc Sw

5% 2033 \$1,000 5

Molded Case Bkrs

20% 2050 * * 5 \$100

Molded Case Bkrs

75% 2033 \$15,200 5 \$200

Wiring

Thermoplastic

80% 2034 \$27,000 1

Thermoplastic

20% 2054 * * 1

Motor Controllers

Locally Mounted

100% 2032 \$48,500 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2042 * *

Egress Lighting

Emergency, Battery

50% 2042 * * 10 \$1,500

Exit, Service

50% 2042 * * 1

Exterior Lighting

LED

10% 2042 * *

No Component

90%

Alarm

Security System

Generic

100% 2042 * * 1 \$4,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas And Outside Perimeter
Explanation : CCTV Surveillance Cameras

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Furnace	20%			2034	\$7,600	1	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Furnace	20%			2042	* *	1	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	60%			2032	\$77,800	1	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	60%			2042	* *	4	\$400	
	No Component	40%							
Terminal Devices									
	Air Handler	30%			2034	\$68,900	1	\$2,200	
	Convactor/Radiator	30%			2032	\$29,900	1	\$1,200	
	No Component	40%							
Controls									
	Electrical	100%			2029	\$67,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	40%			2032	\$79,500	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	30%			2034	\$61,500	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
	Ext Pkg Unit - Heating/Cooling	30%			2042	* *	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Rooftop Package Unit							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans								
	Interior	40%			2034	\$21,700	2	\$100	
	Roof	60%			2034	\$14,200	2	\$200	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 16-Dec-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6114 **Lot** : 37 **BIN** : 3155499

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$63,900
Mechanical		\$113,000
Total		\$176,800
Importance Code A		\$63,900
Importance Code B		\$113,000
Total		\$176,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$27,900			\$3,500
Interior Architecture	\$30,500		\$1,200	\$900
Electrical	\$1,000	\$700	\$700	\$800
Mechanical	\$2,900	\$800	\$1,100	\$800
Site Pavements	\$1,200			
Total	\$63,500	\$1,500	\$3,000	\$6,000
Importance Code A	\$28,300	\$400	\$400	\$3,900
Importance Code B	\$15,600	\$1,100	\$2,600	\$1,500
Importance Code C	\$19,600			\$600
Total	\$63,500	\$1,500	\$3,000	\$6,000



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
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$25,500	
Masonry: Brick Cavity	15%			LIFE	**	5	\$5,100	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal Panel	5%			2056	**	5-10	\$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Equipment Screen Wall								
Windows								
Aluminum	98%	Now	\$1,900	2052	**	5	\$1,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Staff Office								
Metal Louvers	2%			2045	**	10	\$300	
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$1,900	
Metal Panel	5%			2056	**	5	\$300	
No Component	75%							
Roof								
Built-Up (BUR)	30%			2036	\$63,900	10	\$5,400	
Modified Bitumen	30%	0-2	\$1,200	2041	**			
Blisters, Extent : Light, Area Affected : 5%								
Location : Above Community Room								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Roof Drain Above New Community Room								
Slate	40%			LIFE	**	10	\$7,200	
Soffits								
Fiberglass Panel	100%			2045	**	5	\$7,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2045	**	5	\$600	
Slate	2%			LIFE	**	5	\$500	
Vinyl Tile	88%			2041	**	3	\$3,600	
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$1,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Gypsum Board	25%	4+	\$1,700	LIFE	**	5	\$3,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : At HVAC Ducts								
Masonry: Brick	5%			LIFE	**	10	\$400	
Plaster	50%			LIFE	**	5-10	\$10,000	
Wood	10%			LIFE	**	5	\$18,900	

*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
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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	35%	0-2	\$1,100	2049	* *	5	\$1,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : At HVAC Ducts							
	Exposed Struc: Steel	5%			LIFE	* *	10	\$900	
	Gypsum Board	25%			LIFE	* *	5-10	\$7,900	
	Plaster	35%			LIFE	* *	5-10	\$5,600	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2056	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2071	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%			2049	* *			
	Under Construction	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Along 95th Street							
		Explanation : Under Construction							
	On-Site Walkways								
	Cast in Place Concrete	75%			2053	* *			
	Masonry: Granite	25%	Now	\$1,200	LIFE	* *			
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Front Entry Steps							
	Parking/Driveway								
	Asphalt	100%			2045	* *			

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%			2056	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	* *	5		
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	95%			2052	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2056	* *	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
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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : Connected To The Ground Rod							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2036	\$16,700	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2036	\$4,200	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	75%			2044	* *			
Egress Lighting									
	Emergency, Battery	47%			2036	\$5,900	10	\$800	
	Exit/Emergency Light	6%			2036	\$400			
	Combo								
	Exit, LED	47%			2051	* *	1		
Exterior Lighting									
	LED	20%			2044	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2036	\$7,000	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Rear Of The Building							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2031	\$7,000	1	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$19,300	1-3	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

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%			2056	**	1		
	Conversion Equipment								
	Furnace	65%			2036	\$15,100	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units							
	Hot Water Boiler	35%			2049	**	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	35%			2044	**	4	\$200	
	No Component	65%							
	Terminal Devices								
	Convactor/Radiator	35%			2041	**	1	\$800	
	No Component	65%							
	Controls								
	Electrical	100%			2034	\$41,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2036	\$113,000	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units. R-410a							
	Split Unit	10%			2036	\$17,700			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units. R-410a							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2036	\$22,800	1	\$200	
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2036	\$3,400	2	\$500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,500	
	Exhaust Fans								
	Roof	100%			2036	\$14,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	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
FORT HAMILTON BRANCH LIBRARY
Asset # : 13250

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 With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit 65 Gallons							
	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%			2046	* *	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : GERRITSEN BEACH BRANCH LIBRARY
Address : 2808 GERRITSEN AVENUE BTWN BARTLETT PL. - GOTHAM AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BPL0G40.000 / 14459 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 9,963 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8923 **Lot** : 920 **BIN** : 3343823

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$56,200
Total		\$56,200
Importance Code B		\$56,200
Total		\$56,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,200		\$10,200	
Interior Architecture	\$2,100			\$1,600
Electrical	\$26,600	\$900	\$1,100	\$1,100
Mechanical	\$2,700	\$1,300	\$25,900	\$1,500
Total	\$33,600	\$2,200	\$37,200	\$4,200
Importance Code A	\$2,700	\$500	\$10,700	\$500
Importance Code B	\$30,700	\$1,700	\$26,500	\$3,700
Importance Code C	\$100			
Total	\$33,600	\$2,200	\$37,200	\$4,200



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
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	
Metal Panel	5%			2054	**	5-10	\$3,000	
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Window Wall	15%			2054	**	5	\$4,900	
Windows								
Aluminum	99%			2056	**	5	\$1,300	
Metal Louvers	1%			2037	**	10	\$100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$600	
Joint Mortar Miss/Erode, 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%			2047	**	10	\$2,200	
Modified Bitumen	35%			2039	**	10	\$6,900	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Flat Roof								
Explanation : Repair In Progress								
Soffits								
Cement - Fiber Panel	90%			2042	**	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%			2047	**	5	\$700	
Vinyl Tile	90%			2042	**	3	\$6,400	
Interior Walls								
Ceramic Tile	5%			2047	**	5	\$200	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	75%			LIFE	**	5	\$2,100	
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Rear Corner								
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%			2051	* *	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%			2069	* *			
	Free Standing Walls								
	Masonry: Brick	100%			2054	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2051	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2051	* *			
	Activity Yard								
	Pavers/Stone	100%			2047	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$300	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2042	* *	5		
	Molded Case Bkrs	95%			2042	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2039	* *			

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
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	\$8,500	10	\$1,200	
	Exit, Service	50%			2034	\$1,700	1		
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$3,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%	Now	\$26,100	2044	* *	1-3	\$5,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas								
	Explanation : Fire Alarm System Is Not In Service. Strobe Lights, Smoke Detectors								
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%			2054	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2051	* *	1	\$4,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$500	
	Terminal Devices								
	Air Handler	75%			2042	* *	1	\$4,600	
	Convactor/Radiator	20%	0-2	\$1,700	2047	* *	1	\$600	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations								
	Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations								
	Fan Coil Unit/Heat	5%			2039	* *	1	\$200	
	Controls								
	Electrical	100%			2032	\$56,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	90%			2038	* *	2	\$600	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units, Mechanical Room							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
	Exhaust Fans								
	Interior	100%			2042	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$24,000	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$600	
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : **04-Oct-2023** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **6618** **Lot** : **34** **BIN** : **3175253**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$205,300
Mechanical		\$97,700
Total		\$303,100
Importance Code A		\$205,300
Importance Code B		\$97,700
Total		\$303,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$28,700			
Interior Architecture	\$11,700	\$800	\$400	\$1,500
Electrical	\$700	\$700	\$900	\$1,700
Mechanical	\$1,900	\$800	\$2,600	\$72,000
Site Enclosure	\$200			
Total	\$43,200	\$2,300	\$4,000	\$75,200
Importance Code A	\$29,000	\$400	\$400	\$500
Importance Code B	\$13,900	\$1,900	\$3,400	\$74,700
Importance Code C	\$200		\$200	
Total	\$43,200	\$2,300	\$4,000	\$75,200



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

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

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

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

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	\$13,200	
Masonry: Limestone	20%			LIFE	**	5	\$2,800	
Granite Panels	10%	2-4	\$4,700	LIFE	**	5	\$1,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entry								
Windows								
Aluminum	100%	Now	\$3,400	2043	**	5	\$700	
Hardware Missing, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	3%			LIFE	**	5		
Masonry: Limestone	2%			LIFE	**	5		
Metal Panel	1%			2045	**	5		
No Component	94%							
Roof								
Modified Bitumen	100%	Now	\$20,500	2035	\$205,300			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Server Room								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5		
Stucco Cement	50%			2040	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2044	**	5	\$500	
Terrazzo	2%			LIFE	**	5	\$200	
Vinyl Tile	88%	Now	\$5,200	2040	**	3	\$3,500	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Reading Room								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$600	
Plaster	20%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	55%			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
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
Interior									
Ceilings									
	AcousTileConcealSpLn	5%			2040	**	5	\$700	
	AcousTileSusp.Lay-In	15%			2048	**	5	\$1,600	
	Exposed Struc: Steel	5%	Now	\$6,500	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Server Room									
	Gypsum Board	75%			LIFE	**	5	\$9,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	50%			2055	**			
	Masonry: Brick	50%	Now	\$200	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Wall At Areaway On East Side									
Free Standing Walls									
	Cast in Place Concrete	100%			2055	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Site Wall On West Property Line									
Explanation : This Is Actually Pre Cast Concrete Construction									
Retaining Walls									
	Cast in Place Concrete	70%			2055	**			
	Masonry: Brick	30%			2045	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2040	**			

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%			2035	\$44,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 350 Amperes.							
Raceway									
	Conduit	90%			2035	\$33,600	1		
	Conduit	10%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2034	\$18,200	5	\$200	
	Molded Case Bkrs	10%			2051	* *	5		
Wiring									
	Thermoplastic	80%			2035	\$27,000	1		
	Thermoplastic	20%			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
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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2048	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$900	
Exit, Service	50%			2040	**	1		
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	**	1	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Reading Areas, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	\$19,600	1-3	\$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$600	
Terminal Devices								
Air Handler	75%			2043	**	1	\$3,500	
Convactor/Radiator	25%			2033	\$15,600	1	\$600	
Controls								
Electrical	100%			2030	\$42,300			
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
HIGHLAWN BRANCH LIBRARY
Asset # : 13252

Mechanical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning										
	Energy Source									
	Electricity	100%			2051	**	1			
	Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	80%			2039	**	2	\$400		
			R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Equipment Room R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement							
	No Component	20%								
Heat Rejection										
	Dry Cooler	80%			2035	\$22,400	2	\$4,200		
	No Component	20%								
Ventilation										
	Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200		
	Exhaust Fans									
	Interior	80%			2043	**	2	\$200		
	Roof	15%			2040	**	2			
	Roof	5%			2030	\$700	2			
Plumbing										
	H/C Water Piping									
	Brass/Copper	100%			2035	\$97,700	1			
	Water Heater With Tanks									
	Electric	100%			2030	\$24,000	4			
			Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One 50 Gallon Unit							
	Sanitary Piping									
	Cast Iron	100%			LIFE	**	1			
	Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1			
	Sump Pump(s)									
	Submersible	100%			2029	\$200	4	\$200		
	Sewage Ejector(s)									
	Electric	100%			2030	\$4,000	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 12-Apr-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 8300 **Lot** : 1 **BIN** : 3234514

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$177,900
Mechanical	\$133,900	
Total	\$133,900	\$177,900
Importance Code A		\$177,900
Importance Code B	\$133,900	
Total	\$133,900	\$177,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$10,500	\$1,600		\$4,400
Interior Architecture	\$11,300	\$400	\$300	\$1,400
Electrical	\$700	\$900	\$800	\$2,800
Mechanical	\$29,300	\$44,800	\$1,200	\$49,400
Site Enclosure	\$200			
Site Pavements	\$800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$60,100	\$54,900	\$9,500	\$65,300
Importance Code A	\$10,900	\$2,000	\$400	\$21,000
Importance Code B	\$48,400	\$52,900	\$9,100	\$44,300
Importance Code C	\$800			
Total	\$60,100	\$54,900	\$9,500	\$65,300



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
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	87%			LIFE	**	5	\$11,200		
Glass Block	7%			LIFE	**	5	\$900		
Pre-Cast Concrete	3%			LIFE	**	5	\$2,000		
Window Wall	3%			2045	**	5	\$2,300		
Windows									
Aluminum	100%			2043	**	5	\$3,200		
Parapets									
Concrete Masonry Unit	95%			LIFE	**	5			
Pre-Cast Concrete	5%			LIFE	**	5			
Roof									
Metal Panel	10%			2040	**	10	\$3,300		
Modified Bitumen	90%	Now	\$8,900	2035	\$177,900				
Blisters, Extent : Light, Area Affected : 5%									
Location : Roof									
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Roof									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Community Room And Reading Room									
Soffits									
Stucco Cement	100%	Now	\$1,700	2040	**	5	\$500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Window Wells									
Interior									
Floors									
Ceramic Tile	5%			2044	**	5	\$600		
Vinyl Tile	95%	Now	\$6,300	2040	**	3	\$4,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Reading Room									
Interior Walls									
Ceramic Tile	5%			2044	**	5			
Concrete Masonry Unit	95%			LIFE	**	5			
Ceilings									
AcousTileConcealSpLn	5%			2048	**	5	\$700		
AcousTileSusp.Lay-In	75%	Now	\$3,000	2048	**	5	\$4,400		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Community Room									
Gypsum Board	20%	Now	\$2,100	LIFE	**	5	\$2,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Reading Room									
Site Enclosure									
Fence/Gates									
Chain Link	60%			2045	**				
Concrete Masonry Unit	15%			2045	**				
Iron Picket	25%			2055	**				

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$200	2055	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Handicap Ramp Cheek Walls</i>					

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2040	* *
------------------------	------	--	--	------	-----

On-Site Walkways

Cast in Place Concrete	90%	Now	\$800	2040	* *
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
<i>Location : Rear Entrance</i>					
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>					
<i>Location : Rear Entrance</i>					
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Rear Entrance</i>					

Pavers/Stone	10%			2038	* *
--------------	-----	--	--	------	-----

Parking/Driveway

Cast in Place Concrete	100%			2040	* *
------------------------	------	--	--	------	-----

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%			2035	\$44,000	5		\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet In The Meeting Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$44,000	5		\$200
------------------	------	--	--	------	----------	---	--	-------

Raceway

Conduit	20%			2035	\$7,500	1		
Conduit	80%			2055	* *	1		

Panelboards

Molded Case Bkrs	100%			2034	\$20,300	5		\$200
------------------	------	--	--	------	----------	---	--	-------

Wiring

Thermoplastic	30%			2035	\$10,100	1		
Thermoplastic	70%			2055	* *	1		

Motor Controllers

Locally Mounted	100%			2048	* *	5		\$100
-----------------	------	--	--	------	-----	---	--	-------

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Utility Room</i>								
<i>Explanation : The Water Main Pipe Connected To The Ground</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
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

Lighting

Interior Lighting
Fluorescent

1%
2030 \$900 10 \$100
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Boiler Room

LED 99% 2040 * *

Egress Lighting

Emergency, Battery 50% 2040 * * 10 \$900

Exit, LED 50% 2063 * * 1

Exterior Lighting

LED 20% 2040 * *

No Component 80%

Alarm

Security System
Generic

100% 2040 * * 1 \$2,900
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance Cameras And Intrusion Alarm

Fire/Smoke Detection

Generic, Digital 100% 2040 * * 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% 2045 * * 1

Conversion Equipment
Furnace

65% 2030 \$16,100 1 \$2,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 4 Extended Life Time Rooftop Package Units

Hot Water Boiler 35% 2040 * * 1 \$1,400

Other Observation, Extent : N/A, Area Affected : 100%
Location : 1st Floor Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump 35% 2043 * * 4 \$200

No Component 65%

Terminal Devices

Convactor/Radiator 35% 2040 * * 1 \$900

No Component 65%

Controls

Electrical 100% 2028 \$44,300

Air Conditioning

Energy Source
Electricity

100% 2043 * * 1

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

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
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%	4+	\$26,800	2030	\$133,900	2	\$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 4 Package Units, Roof									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Extended Life Time, Inefficient Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
Exhaust Fans									
	Roof	100%			2030	\$15,500	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : One 50 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%	Now	\$2,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%									
Location : Restroom									
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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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-Jan-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5416 **Lot** : 14 **BIN** : 3801250

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$91,800	\$177,700
Electrical		\$169,000
Mechanical		\$162,300
Total	\$91,800	\$509,000
Importance Code A	\$91,800	\$177,700
Importance Code B		\$331,300
Total	\$91,800	\$509,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,900		\$1,000	
Interior Architecture	\$59,000		\$7,800	\$1,600
Electrical	\$2,400	\$1,900	\$2,500	\$1,900
Mechanical	\$11,600	\$2,700	\$7,100	\$2,400
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$100,200	\$11,700	\$25,600	\$13,100
Importance Code A	\$20,800	\$1,000	\$2,000	\$1,000
Importance Code B	\$33,500	\$10,700	\$23,600	\$11,200
Importance Code C	\$45,900			\$900
Total	\$100,200	\$11,700	\$25,600	\$13,100



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
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%	2-4	\$91,800	LIFE	**	5	\$177,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Front Stair								
Metal Panel	5%			2056	**	5-10	\$9,800	
Granite Panels	5%	Now	\$3,600	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Window Wall	10%			2056	**	5	\$10,700	
Windows								
Aluminum	95%			2052	**	5	\$5,700	
Metal Louvers	5%			2045	**	10	\$1,900	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$10,700	
Metal Rail	5%			2049	**	5-10	\$1,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,300	
Roof								
Metal Panel	5%	Now	\$2,700	2041	**			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Stair Bulkhead								
Single Ply Membrane	75%			2041	**	10	\$13,600	
Skylight, Metal/Glass	20%			2056	**	10	\$12,100	
Soffits								
Exposed Struc: Steel	50%			LIFE	**	5	\$1,000	
Glass: Special Gauge	50%			LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Facade								
Explanation : Aluminum Fins On Structural Steel								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,500	
Ceramic Tile	5%			2045	**	5	\$1,500	
Panel/Paver: Cer/Brk	5%			2052	**	5	\$3,400	
Sheet Vinyl/Rubber	55%			2041	**	5	\$24,600	
Vinyl Tile	30%			2041	**	3	\$3,400	
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$1,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Glass: Single Pane	5%			LIFE	**	5	\$2,700	
Gypsum Board	75%			LIFE	**	5-10	\$45,600	
Wood	10%			LIFE	**	5	\$28,600	

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
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	

Interior

Ceilings

AcousTileSusp.Lay-In	45%			2049	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**	10	\$3,000	
Gypsum Board	50%	Now	\$5,300	LIFE	**	5	\$18,600	

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

Location : Stair Bulkhead

Site Enclosure

Fence/Gates

Iron Picket	100%			2071	**			
-------------	------	--	--	------	----	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2049	**			
------------------------	------	--	--	------	----	--	--	--

On-Site Walkways

Pavers/Stone	100%			2045	**			
--------------	------	--	--	------	----	--	--	--

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%			2056	**	5	\$100	
---------------	------	--	--	------	----	---	-------	--

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

Location : Electrical Room

Explanation : Main Service Bolted Pressure Switch Rated At 1,600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2056	**	5	\$100	
---------------	------	--	--	------	----	---	-------	--

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

Location : Electrical Room

Explanation : 1 Vertical Section

Raceway

Conduit	100%			2062	**	1		
---------	------	--	--	------	----	---	--	--

Panelboards

Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	95%			2052	**	5	\$500	

Wiring

Thermoplastic	100%			2056	**	1		
---------------	------	--	--	------	----	---	--	--

Motor Controllers

Locally Mounted	20%			2049	**	5		
Motor Control Center	80%			2049	**	5	\$400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
---------	------	--	--	------	----	---	-------	--

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

Location : Basement

Explanation : Water Main Pipe Grounded

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	60%			2036	\$135,200	10	\$10,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2036	\$11,300	10	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light							
	Fluorescent	10%			2036	\$22,500	10	\$1,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	25%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2044	* *	10	\$2,400	
	Exit, LED	50%			2071	* *	1		
Exterior Lighting									
	LED	20%			2044	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$7,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$12,300	
		Other Observation, Extent : N/A, 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%			2062	* *	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
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									
	Conversion Equipment								
	Furnace	50%			2041	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 70% Location : Two Are On Lower Roof, One Is On Higher Roof Explanation : 3 Package Units.							
	Hot Water Boiler	50%			2049	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 30% Location : Basement Boiler Room Explanation : 2 Gasoline Fired Condensing Boilers							
Distribution									
	Hot Wtr Piping/Pump	50%			2052	* *	4	\$700	
	No Component	50%							
Terminal Devices									
	Air Handler	10%			2036	\$38,000	1	\$1,200	
	Convactor/Radiator	50%			2049	* *	1	\$3,200	
	Fan Coil Unit/Heat	10%			2036	\$50,100	1	\$600	
	No Component	30%							
Controls									
	Electrical	100%			2034	\$112,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	95%			2041	* *	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Two Are On Lower Roof, One Is On Higher Roof Explanation : 3 Package Units, R-410a,							
	Split Unit	5%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 10% Location : Roof Explanation : 2 Units, R-410a							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2041	* *	1	\$600	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2041	* *	2	\$13,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Higher Roof Explanation : 3 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,600	
Exhaust Fans									
	Roof	100%			2041	* *	2	\$600	
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
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									
	H/C Water Piping Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks Electric	100%			2034	\$48,000	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 80 Gallon Unit								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s) Electric	100%			2041	* *	4	\$800	
	Backflow Preventer Generic	100%			2041	* *	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%			2056	* *	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : **09-Dec-2024** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **7405** **Lot** : **920** **BIN** : **3202630**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$275,000	
Mechanical		\$407,000
Total	\$275,000	\$407,000
Importance Code A	\$275,000	
Importance Code B		\$407,000
Total	\$275,000	\$407,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,800			
Interior Architecture	\$28,700		\$1,400	\$3,100
Electrical	\$2,100	\$1,400	\$1,400	\$1,700
Mechanical	\$5,600	\$3,100	\$2,200	\$3,100
Site Pavements	\$2,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$72,500	\$11,700	\$12,200	\$15,100
Importance Code A	\$27,500	\$700	\$700	\$700
Importance Code B	\$39,200	\$10,900	\$11,500	\$14,200
Importance Code C	\$5,800			\$200
Total	\$72,500	\$11,700	\$12,200	\$15,100



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
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								
Glass Block	5%			LIFE	**	5	\$1,500	
Masonry: Brick	80%			LIFE	**	5	\$37,300	
Masonry: Granite	5%			LIFE	**	5	\$1,700	
Window Wall	10%			2056	**	5	\$8,700	
Windows								
Aluminum	100%			2052	**	5	\$800	
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$6,900	
Metal Panel	10%			2046	**	5	\$1,000	
No Component	50%							
Roof								
Metal, Corrugated	5%	Now	\$200	2041	**	1		
	Drains Clogged, Extent : Moderate, Area Affected : 100% Location : Front Awning							
Modified Bitumen	95%	Now	\$275,000	2046	**			
	Blisters, Extent : Moderate, Area Affected : 40% Location : Main Roof							
	Patching Evident, Extent : Severe, Area Affected : 35% Location : Main Roof							
	Ponding, Extent : Severe, Area Affected : 5% Location : Main Roof							
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Lower Roof Into Double Height Reading Room							
	Worn/Erode, Extent : Severe, Area Affected : 30% Location : Main Roof							
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%			2045	**	5	\$1,100	
Quarry Tile	5%			2049	**	5	\$1,700	
Terrazzo	5%			LIFE	**	5	\$1,800	
Vinyl Tile	85%	2-4	\$10,700	2041	**	3	\$7,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$900	
Ceramic Tile	5%			2045	**	5	\$400	
Gypsum Board	90%	Now	\$4,800	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Lower Level Library Area Water Damaged Wall							
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Basement Staff Breakroom							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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
Interior								
Ceilings								
AcousTile,Adhered	5%			2049	* *	5	\$1,100	
AcousTileSusp.Lay-In	85%	Now	\$6,400	2049	* *	5	\$9,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Double Height Library Area								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Double Height Library Area								
Gypsum Board	10%			LIFE	* *	5-10	\$7,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2046	* *			
Iron Picket	25%			2071	* *			
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	100%			2045	* *			

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%			2056	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Air Condition								
Fused Disc Sw	50%			2036	\$1,900	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For The Main Building								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	\$400	
Raceway								
Conduit	30%			2036	\$11,200	1		
Conduit	70%			2056	* *	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 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
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	85%			2052	* *	5	\$300	
	Molded Case Bkrs	10%			2035	\$2,000	5		
Wiring									
	Thermoplastic	80%			2056	* *	1		
	Thermoplastic	20%			2036	\$6,800	1		
Motor Controllers									
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	LED	100%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2041	* *	10	\$1,800	
	Exit/Emergency Light Combo	50%			2041	* *			
Exterior Lighting									
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	50%			2036	\$14,200	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Generic	50%			2036	\$14,200	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways, Reading Area And Exit Doors								
	Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection									
	Generic, Analog	100%			2031	\$39,000	1-3	\$9,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Alarm Bell And Fire Alarm Panel								

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%			2046	* *	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 BAY BRANCH LIBRARY
Asset # : 13254

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	100%			2036	\$47,000	1	\$7,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Package Units						
	Controls								
	Electrical	100%			2031	\$84,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2036	\$253,700	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%			2036	\$69,300	2	\$10,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	
	Exhaust Fans								
	Roof	100%			2036	\$29,300	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$24,000	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 40 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
			Other Observation, Extent : Light, Area Affected : 3%						
			Location : Court Yard						
			Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2041	**	4	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Mechanical Equipment 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
KINGS BAY BRANCH LIBRARY
Asset # : 13254

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE			* *	
		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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : KINGS HIGHWAY BRANCH LIBRARY
Address : 2115 OCEAN AVE. @KINGS HIGHWAY
Borough : BROOKLYN **Agency's Number** : 45
Program / Asset # : BPL0004.000 / 4206 **Yr Built/Renovated** : 1962 / 2009
Area Sq Ft : 23,822 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 16-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 6783 **Lot** : 68 **BIN** : 3182576

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$101,800	
Electrical		\$36,400
Mechanical	\$376,400	\$460,000
Total	\$478,200	\$496,300
Importance Code A	\$101,800	
Importance Code B	\$376,400	\$496,300
Total	\$478,200	\$496,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$35,600	\$5,400	\$2,300	
Interior Architecture	\$60,300		\$3,600	
Electrical	\$2,200	\$5,200	\$3,000	\$2,200
Mechanical	\$19,500	\$77,000	\$5,600	\$4,900
Site Enclosure	\$5,000			
Site Pavements	\$13,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$143,700	\$94,700	\$21,600	\$14,300
Importance Code A	\$36,800	\$36,700	\$3,500	\$1,200
Importance Code B	\$45,400	\$58,100	\$18,200	\$13,100
Importance Code C	\$61,500			
Total	\$143,700	\$94,700	\$21,600	\$14,300



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
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 Cavity	90%			LIFE	**	5	\$29,800	
	Masonry: Limestone	2%			LIFE	**	5	\$500	
	Metal Panel	5%			2053	**	5-10	\$11,400	
	Window Wall	3%			2053	**	5	\$3,700	
Windows									
	Aluminum	100%			2049	**	5	\$4,600	
Parapets									
	Masonry: Brick Cavity	80%	Now	\$32,400	LIFE	**	5	\$3,200	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	15%	0-2	\$1,500	LIFE	**	5	\$700	
		Caulking Deteriorated, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%			2053	**	5	\$800	
Roof									
	Modified Bitumen	100%	Now	\$101,800	2038	**			
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
		Location : Main Roof And Penthouse Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Metal Panel	100%	Now	\$1,800	2053	**	5	\$2,500	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Entry Canopy							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
	Ceramic Tile	5%	0-2	\$2,000	2042	**	5	\$900	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Bathroom							
	Terrazzo	5%			LIFE	**	5	\$1,400	
	Vinyl Tile	80%			2038	**	3	\$10,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$2,100	
Gypsum Board	20%	Now	\$8,000	LIFE	**	5	\$6,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Elevator Machine Room								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Masonry: Fieldstone	5%			LIFE	**			
Plaster	50%	Now	\$34,700	LIFE	**	5	\$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$13,500	2046	**	5	\$8,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor								
Exposed Struc: Concrete	25%			LIFE	**	5	\$1,400	
Plaster	25%			LIFE	**	5	\$5,600	
Wood	5%	Now	\$2,100	LIFE	**	5	\$15,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Office								
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	\$4,700	2043	**			
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%	0-2	\$400	2068	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2053	**			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Side Yard								
Explanation : Staining, Particle Pollution								
Retaining Walls								
Cast in Place Concrete	100%			2077	**			
Site Pavements								

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046		**			
------------------------	------	--	--	------	--	----	--	--	--

On-Site Walkways

Cast in Place Concrete	100%	Now	\$5,100	2046		**			
------------------------	------	-----	---------	------	--	----	--	--	--

*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Rear And Side Yard**Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Exit*

Parking/Driveway

Asphalt	100%	Now	\$8,700	2042		**			
---------	------	-----	---------	------	--	----	--	--	--

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Around Drains*

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%			2053		**	5	\$100	
---------------	------	--	--	------	--	----	---	-------	--

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2053		**	5	\$100	
---------------	------	--	--	------	--	----	---	-------	--

Raceway

Conduit	100%			2053		**	1		
---------	------	--	--	------	--	----	---	--	--

Panelboards

Fused Disc Sw	5%			2049		**	5		
---------------	----	--	--	------	--	----	---	--	--

Molded Case Bkrs	95%			2049		**	5	\$600	
------------------	-----	--	--	------	--	----	---	-------	--

Wiring

Thermoplastic	100%			2053		**	1		
---------------	------	--	--	------	--	----	---	--	--

Motor Controllers

Locally Mounted	50%			2046		**	5	\$100	
-----------------	-----	--	--	------	--	----	---	-------	--

Locally Mounted	50%			2031		\$36,400	5	\$100	
-----------------	-----	--	--	------	--	----------	---	-------	--

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$400	
---------	------	--	--	------	--	----	---	-------	--

Lighting

Interior Lighting

LED	100%			2038		**			
-----	------	--	--	------	--	----	--	--	--

Egress Lighting

Emergency, Battery	50%			2038		**	10	\$2,900	
--------------------	-----	--	--	------	--	----	----	---------	--

Exit, Service	50%			2038		**	1		
---------------	-----	--	--	------	--	----	---	--	--

Exterior Lighting

LED	30%			2038		**			
-----	-----	--	--	------	--	----	--	--	--

No Component	70%								
--------------	-----	--	--	--	--	--	--	--	--

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

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

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

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

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% 2038 * * 1 \$8,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas And Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2038 * * 1-3 \$14,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights, Smoke Detectors, 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% 2053 * * 1

Conversion Equipment
Furnace

40% 2028 \$30,100 1 \$4,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 1 Rooftop Package Unit

Hot Water Boiler

60% 2046 * * 1 \$7,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump
No Component

60% 2049 * * 4 \$700
 40%

Terminal Devices

Air Handler
Convactor/Radiator
No Component

40% 2033 \$181,900 1 \$5,900
 20% 2046 * * 1 \$1,500
 40%

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1

Conversion Equipment
Reciprocating
Compr/Chiller

60% 2028 \$214,000 1 \$6,600
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units. Roof

Ext Pkg Unit -
Heating/Cooling

40% 2028 \$162,400 2 \$600
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 1 Unit On Roof

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	60%			2033	\$278,100	1		
	No Component	40%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2028	\$42,000	2	\$10,000	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	
Exhaust Fans									
	Interior	50%			2038	**	2	\$400	
	Roof	50%			2033	\$23,500	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$6,200	2053	**	1		
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : In The Ceiling Of 2nd Floor								
Water Heater With Tanks									
	Gas Fired	100%			2031	\$34,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 100 Gallon Unit								
Sanitary Piping									
	Cast Iron	100%	0-2	\$6,100	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Outside Of Emergency Exit Door								
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Basement Ceiling In Front Of Elevator								
Storm Drain Piping									
	Cast Iron	100%	0-2	\$4,300	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : South Exit								
	Explanation : Sewage Piping Is Undersized Causing Water To Backup When It Rains								
Sewage Ejector(s)									
	Electric	100%			2033	\$12,700	4	\$900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, 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.*

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

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$339,200	\$59,300
Interior Architecture	\$367,300	\$176,200
Electrical	\$50,600	\$121,100
Mechanical	\$505,200	
Site Pavements	\$61,900	\$146,600
Total	\$1,324,200	\$503,200
Importance Code A	\$339,200	\$59,300
Importance Code B	\$985,100	\$297,300
Importance Code C		\$146,600
Total	\$1,324,200	\$503,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$58,000		\$10,700	
Interior Architecture	\$62,600	\$400		\$1,600
Electrical	\$90,100	\$21,000	\$89,300	\$600
Mechanical	\$86,500	\$26,100	\$4,500	\$2,200
Site Enclosure	\$4,400			
Site Pavements	\$14,700			
Total	\$316,200	\$47,500	\$104,500	\$4,400
Importance Code A	\$58,600	\$500	\$15,100	\$500
Importance Code B	\$232,600	\$46,600	\$89,400	\$3,800
Importance Code C	\$25,000	\$400		
Total	\$316,200	\$47,500	\$104,500	\$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+	\$16,700	LIFE	**	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	85%	4+	\$146,700	LIFE	**	5	\$17,600	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	5%	0-2	\$16,500	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
	Stucco Cement	5%	Now	\$5,900	2034	\$59,300	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement Level Areaways							
Windows									
	Aluminum	90%	Now	\$78,200	2054	**	5	\$800	
		Crtwt/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	\$8,200	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	\$1,000	LIFE	**	5	\$200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Over Main Entry							
	Metal Rail	5%			2034	\$3,700	5-10	\$1,000	
Roof									
	Modified Bitumen	60%			2029	\$114,300	10	\$10,300	
	Slate	40%	0-2	\$9,700	LIFE	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		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
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+	\$2,200	2032	\$44,100	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	85%	Now	\$36,700	2029	\$367,300	3	\$4,900	
	Loose Units, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Worn/Erode, 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+	\$5,700	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Plaster	70%			LIFE	**	5	\$3,100	
	Plaster	5%	4+	\$400	LIFE	**	5	\$200	
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Meeting Room								
Ceilings									
	AcousTileConcealSpLn	70%	0-2	\$17,600	2034	\$176,200	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 Struc: Concrete	10%			LIFE	**	5	\$200	
	Plaster	20%			LIFE	**	5	\$1,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,400	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	\$61,900	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.

** 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	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034	\$9,400				
------------------------	------	--	--	------	---------	--	--	--	--

Parking/Driveway

Asphalt	100%	0-2	\$14,700	2032	\$146,600				
---------	------	-----	----------	------	-----------	--	--	--	--

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	\$3,800	5			
---------------	------	--	--	------	---------	---	--	--	--

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$44,000	5		\$300	
------------------	------	--	--	------	----------	---	--	-------	--

Raceway

Conduit	100%			2029	\$37,400	1			
---------	------	--	--	------	----------	---	--	--	--

Panelboards

Fused Disc Sw	5%			2028	\$1,000	5			
---------------	----	--	--	------	---------	---	--	--	--

Molded Case Bkrs	95%			2028	\$19,200	5		\$300	
------------------	-----	--	--	------	----------	---	--	-------	--

Wiring

Braided Cloth	90%	2-4	\$30,400	2054	* *	1			
---------------	-----	-----	----------	------	-----	---	--	--	--

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2029	\$3,400	1			
---------------	-----	--	--	------	---------	---	--	--	--

Motor Controllers

Locally Mounted	100%			2027	\$48,500	5		\$100	
-----------------	------	--	--	------	----------	---	--	-------	--

Ground

Grounding Devices

Generic	100%	2-4	\$10,500	LIFE	* *	5		\$200	
---------	------	-----	----------	------	-----	---	--	-------	--

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

Location : Main Water Pipe

Explanation : Corroded

Lighting

Interior Lighting

Fluorescent	100%			2034	\$121,100	10		\$9,800	
-------------	------	--	--	------	-----------	----	--	---------	--

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
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

\$9,100

10

\$1,300

Exit, Service

50%

2034

\$1,800

1

Exterior Lighting

HID

100%

2027

\$50,600

10

Alarm

Security System

Generic

100%

2034

\$20,400

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

\$8,400

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

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

Distribution

Hot Wtr Piping/Pump

100%

2028

\$23,700

4

\$800

Terminal Devices

Air Handler

40%

2027

\$81,600

1

\$2,600

Convactor/Radiator

60%

2027

\$53,200

1

\$2,100

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

100%

2027

\$160,000

1

\$5,000

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units. Basement*

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\$210,400

1

\$6,600

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

Maintenance \$ are aggregated over a ten-year period. Site 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

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	\$18,800	2039	* *	2	\$6,000	
Other Observation, Extent : N/A, 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%			2027	\$48,100	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$17,300	2		
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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 26-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1665 **Lot** : 1 **BIN** : 3046408

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$63,300
Mechanical		\$236,500
Total		\$299,800
Importance Code A		\$63,300
Importance Code B		\$236,500
Total		\$299,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$71,400			
Interior Architecture	\$41,400		\$4,700	\$600
Electrical	\$1,800	\$1,200	\$1,300	\$1,500
Mechanical	\$29,900	\$2,200	\$2,300	\$2,000
Site Enclosure	\$1,300			
Site Pavements	\$8,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$162,000	\$10,600	\$15,400	\$11,200
Importance Code A	\$72,000	\$600	\$600	\$600
Importance Code B	\$65,700	\$9,900	\$14,800	\$10,000
Importance Code C	\$24,300			\$600
Total	\$162,000	\$10,600	\$15,400	\$11,200



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

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%			LIFE	**	5	\$21,200	
	Masonry: Limestone	15%			LIFE	**	5	\$2,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
		Location : Cornice							
	Windows								
	Wood	100%			2052	**	5	\$34,100	
	Parapets								
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$10,900	
	Masonry: Brick	45%	Now	\$11,100	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	45%			LIFE	**	5-10	\$21,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Roof								
	Modified Bitumen	30%			2036	\$63,300	10	\$5,700	
	Slate	70%	Now	\$3,800	LIFE	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Sloped Roof							
	Soffits								
	Masonry: Limestone	100%			LIFE	**	5	\$900	
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$3,600	
	Mosaic Tile	5%			2049	**	5	\$2,100	
	Panel/Paver: Cer/Brk	5%			2044	**	5	\$1,900	
	Sheet Vinyl/Rubber	55%			2041	**	5	\$13,600	
	Vinyl Tile	30%			2041	**	3	\$1,900	
	Interior Walls								
	Ceramic Tile	5%			2045	**	5	\$1,100	
	Gypsum Board	30%	Now	\$4,700	LIFE	**	5	\$4,000	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : African Heritage Collections							
	Plaster	50%			LIFE	**	5-10	\$9,500	
	Wood	15%			LIFE	**	5	\$26,800	
	Ceilings								
	AcousTileSusp.Lay-In	25%			2049	**	5	\$4,100	
	Gypsum Board	10%			LIFE	**	5-10	\$5,700	
	Plaster	65%			LIFE	**	5-10	\$18,500	
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
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
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2056		* *		
		Other Observation, Extent : Moderate, Area Affected : 80%							
		Location : Rear Fence							
		Explanation : Vegetation Growth							
	Iron Picket	60%			2056		* *		
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,300	2056		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Rear Of Building							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Rear Retaining Wall							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049		* *		
On-Site Walkways									
	Cast in Place Concrete	100%			2053		* *		
Activity Yard									
	Cast in Place Concrete	100%	0-2	\$8,900	2049		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Rear Yard							

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%			2056	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2056	* *	5	\$100	
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	95%			2052	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2049	* *	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
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	

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$400
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement End Of Hallway
Explanation : Water Main Pipe Grounded

Lighting

Interior Lighting
LED

100% 2044 * *

Egress Lighting

Emergency, Battery
Exit/Emergency Light
Combo
Exit, Battery

50% 2036 \$11,000 10 \$1,600
 10% 2036 \$1,100
 40% 2036 \$6,100 10 \$400

Exterior Lighting

LED
No Component

25% 2041 * *
 75%

Alarm

Security System
Generic

50% 2036 \$12,300 1 \$2,400
Other Observation, Extent : Moderate, Area Affected : 100%
Location : 2 Exterior Cameras And 4 Interior Cameras
Explanation : Cameras Security System

Generic

50% 2036 \$12,300 1 \$2,400
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion System

Fire/Smoke Detection

Generic, Digital

100% 2036 \$33,900 1-3 \$8,200

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% 2056 * * 1

Conversion Equipment

Furnace
Hot Water Boiler

40% 2036 \$16,400 1 \$2,600
 60% 2049 * * 1 \$3,800
Recent Replace Evident, Extent : N/A, Area Affected : 100%
Location : Recently Installed Two Modulated Caravan Hot Water Boilers.

Distribution

Hot Wtr Piping/Pump
No Component

60% 2044 * * 4 \$600
 40%

Terminal Devices

Convactor/Radiator
No Component

60% 2049 * * 1 \$2,500
 40%

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2052	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	50%			2036	\$110,500	2	\$400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : Rooftop Package Units Providing Heating, Cooling 1st Floor Only							
	Split Unit	50%			2041	* *			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units, Basement							
Terminal Devices									
	Air Handler/Dir Expansion	50%			2036	\$126,100	1		
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2036	\$19,000	2	\$4,500	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$28,900	LIFE	* *	2-5	\$7,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Exhaust Fans									
	Interior	50%			2036	\$29,200	2	\$200	
	Roof	50%			2036	\$12,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement, A.O. Smith Promax Plus High Recovery Hot Water							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit 74 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2029	\$400	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

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
Plumbing									
	Backflow Preventer								
	No Component	75%							
	Generic	25%			2044	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Basement							
		Explanation : Backflow Preventor For Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Street, 1st Floor, 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.

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : MAPLETON BRANCH LIBRARY
Address : 1702 60TH ST. @17TH AVENUE
Borough : BROOKLYN **Agency's Number** : 49
Program / Asset # : BPL0M49.000 / 13257 **Yr Built/Renovated** : 1955 / 2005
Area Sq Ft : 19,821 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 5518 **Lot** : 4 **BIN** : 3132091

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$478,100	
Interior Architecture		\$59,500
Mechanical	\$254,500	\$80,300
Total	\$732,500	\$139,800
Importance Code A	\$478,100	
Importance Code B	\$254,500	\$139,800
Total	\$732,500	\$139,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,000			
Interior Architecture	\$900	\$3,400		\$16,400
Electrical	\$20,500	\$2,100	\$1,600	\$50,100
Mechanical	\$19,000	\$1,900	\$2,800	\$18,900
Site Enclosure	\$2,100			
Site Pavements	\$42,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$141,000	\$14,500	\$11,600	\$92,700
Importance Code A	\$50,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$88,800	\$13,600	\$10,600	\$91,700
Importance Code C	\$2,100			
Total	\$141,000	\$14,500	\$11,600	\$92,700



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
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	\$89,400	LIFE	* *	5	\$21,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erode, 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/Erode, Extent : Light, Area Affected : 5%							
		Location : Main Entrance And Window Sills							
Windows									
	Aluminum	90%	Now	\$16,700	2040	* *	5	\$1,700	
		Condensation Present, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Louvers	10%			2041	* *	10	\$2,400	
Parapets									
	Masonry: Brick	90%	Now	\$148,400	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	\$32,300	LIFE	* *	5	\$500	
		Joint Mortar Miss/Erode, 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							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$240,200	2042		* *		
			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 : Water Pen Into 2nd Floor Childrens Room And Stacks					
Soffits								
Metal Panel	100%			2052		* *	5-10	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE		* *	5	\$11,400
Ceramic Tile	3%			2035	\$59,500		5	\$1,000
Terrazzo	3%			LIFE		* *	5	\$800
Vinyl Tile	78%			2037		* *	3	\$10,100
Wood	1%			2060		* *	5	\$700
Interior Walls								
Ceramic Tile	3%			2041		* *	5	\$600
Concrete Masonry Unit	25%			LIFE		* *	5	\$2,000
Glass: Single Pane	2%			LIFE		* *	5	\$300
Gypsum Board	50%			LIFE		* *	5	\$5,900
Plaster	15%			LIFE		* *	5	\$900
SGFT/Glazed Masonry	5%			LIFE		* *		
Ceilings								
AcousTileSusp.Lay-In	90%			2045		* *	5	\$31,200
Exposed Struc: Concrete	7%			LIFE		* *	5	\$400
Gypsum Board	3%	Now	\$900	LIFE		* *	5	\$1,300
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : 2nd Floor Beams					
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,100	2067		* *		
			Corrosion/Rusting, Extent : Light, Area Affected : 10%					
			Location : Throughout					
			Deteriorated Finish, Extent : Moderate, Area Affected : 10%					
			Location : Throughout					
Free Standing Walls								
Masonry: Brick	90%			2052		* *		
			Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%					
			Location : Throughout					
Masonry: Fieldstone	10%			2052		* *		
			Joint Mortar Miss/Erode, 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
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

Retaining Walls

Cast in Place Concrete	100%			2067		**			
------------------------	------	--	--	------	--	----	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$42,200	2037		**			
------------------------	------	-----	----------	------	--	----	--	--	--

*Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : Throughout**Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout**Tripping Hazard, Extent : Severe, Area Affected : 20%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	100%			2049		**			
------------------------	------	--	--	------	--	----	--	--	--

Parking/Driveway

Asphalt	100%			2041		**			
---------	------	--	--	------	--	----	--	--	--

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%			2032		\$3,800	5	\$100	
---------------	------	--	--	------	--	---------	---	-------	--

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	40%			2032		\$17,600	5		
---------------	-----	--	--	------	--	----------	---	--	--

Molded Case Bkrs	60%			2032		\$26,400	5	\$300	
------------------	-----	--	--	------	--	----------	---	-------	--

Raceway

Conduit	70%			2032		\$26,200	1		
---------	-----	--	--	------	--	----------	---	--	--

Conduit	30%			2052		**	1		
---------	-----	--	--	------	--	----	---	--	--

Panelboards

Fused Disc Sw	5%			2031		\$1,000	5		
---------------	----	--	--	------	--	---------	---	--	--

Molded Case Bkrs	30%			2031		\$6,100	5	\$200	
------------------	-----	--	--	------	--	---------	---	-------	--

Molded Case Bkrs	65%			2048		**	5	\$300	
------------------	-----	--	--	------	--	----	---	-------	--

Wiring

Thermoplastic	30%			2032		\$10,100	1		
---------------	-----	--	--	------	--	----------	---	--	--

Thermoplastic	70%			2052		**	1		
---------------	-----	--	--	------	--	----	---	--	--

Motor Controllers

Locally Mounted	100%			2030		\$48,500	5	\$100	
-----------------	------	--	--	------	--	----------	---	-------	--

Ground

Grounding Devices

Not Accessible	100%								
----------------	------	--	--	--	--	--	--	--	--

Lighting

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

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

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

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

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

Lighting

Interior Lighting

Fluorescent

85%

2037

* *

10

\$15,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Buildings**Explanation : T-8 Lamps*

Fluorescent

5%

2037

* *

10

\$900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor; 2nd Floor**Explanation : Compact Fluorescent Lights*

LED

10%

2040

* *

Egress Lighting

Emergency, Battery

50%

2037

* *

10

\$2,400

Exit, LED

45%

2060

* *

1

Exit, Service

5%

2037

* *

1

Exterior Lighting

LED

30%

2037

* *

No Component

70%

Alarm

Security System

No Component

40%

Generic

60%

2037

* *

1

\$4,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$12,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%

2042

* *

1

Conversion Equipment

Furnace

50%

2032

\$31,300

1

\$4,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Hot Water Boiler

50%

2049

* *

1

\$4,900

*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
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									
	Distribution								
	Hot Wtr Piping/Pump	50%			2040	* *	4	\$700	
	No Component	50%							
	Terminal Devices								
	Convactor/Radiator	50%			2045	* *	1	\$3,200	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2030	\$254,500	2	\$1,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 2 Units In Penthouse					
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$17,700	LIFE	* *	2-5	\$11,100	
				Unbalanced System, Extent : Moderate, Area Affected : 50%					
				Location : 2nd Floor Is Lack Of Air Flow Supply					
	Exhaust Fans								
	Interior	90%			2032	\$80,300	2	\$500	
	Roof	10%			2032	\$3,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$17,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : MARCY BRANCH LIBRARY
Address : 617 DEKALB AVE. @NOSTRAND AVE.
Borough : BROOKLYN **Agency's Number** : 59
Program / Asset # : BPL0M59.000 / 13258 **Yr Built/Renovated** : 1968 / 2002
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1774 **Lot** : 81 **BIN** : 3049472

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$148,600	
Total	\$148,600	
Importance Code A	\$148,600	
Total	\$148,600	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,300		\$900	\$100
Interior Architecture	\$20,000	\$500	\$6,300	
Electrical	\$300	\$300	\$300	\$300
Site Enclosure	\$13,000			
Site Pavements	\$16,300			
Total	\$51,900	\$800	\$7,500	\$400
Importance Code A	\$2,300		\$900	\$100
Importance Code B	\$16,000	\$700	\$6,500	\$300
Importance Code C	\$33,600	\$100		
Total	\$51,900	\$800	\$7,500	\$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
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%			LIFE	* *	5	\$8,300	
	Masonry: Brick	85%	Now	\$58,600	LIFE	* *	5	\$14,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Front Facade And Corners Of Building									
	Metal Panel	3%			2054	* *	5-10	\$3,400	
	Granite Panels	2%	Now	\$2,100	LIFE	* *	5	\$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Base Of Building									
Windows									
	Aluminum	75%			2042	* *	5	\$500	
	Aluminum	25%			2050	* *	5	\$200	
Roof									
	Modified Bitumen	100%	Now	\$90,000	2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Not Accessible									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Interior Of Building									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior									
Explanation : Not Accessible									
	Ceramic Tile	5%			2043	* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior									
Explanation : Not Accessible									
	Sheet Vinyl/Rubber	80%			2039	* *	5	\$12,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior									
Explanation : Not Accessible									
	Vinyl Tile	10%			2034	\$29,200	3	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior									
Explanation : Not Accessible Under Construction									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
Interior											
Interior Walls	Ceramic Tile	3%			2043	**	5	\$300			
		Other Observation, Extent : N/A, Area Affected : 100%									
		Location : Interior									
		Explanation : Not Accessible Under Construction									
	Concrete Masonry Unit	92%	Now	\$15,900	LIFE	**	5	\$3,300			
		Other Observation, Extent : N/A, Area Affected : 100%									
		Location : Interior									
		Explanation : Not Accessible Under Construction									
	Gypsum Board	5%			LIFE	**	5	\$300			
		Other Observation, Extent : N/A, Area Affected : 100%									
		Location : Interior									
		Explanation : Not Accessible Under Construction									
Ceilings											
	AcousTileSusp.Lay-In	80%			2047	**	5	\$8,300			
		Other Observation, Extent : N/A, Area Affected : 100%									
		Location : Interior									
		Explanation : Not Accessible Under Construction									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100			
		Other Observation, Extent : N/A, Area Affected : 100%									
		Location : Interior									
		Explanation : Not Accessible Under Construction									
	Gypsum Board	15%			LIFE	**	5	\$2,000			
		Other Observation, Extent : N/A, Area Affected : 100%									
		Location : Interior									
		Explanation : Not Accessible Under Construction									
Site Enclosure											
Fence/Gates	Chain Link	50%	Now	\$1,400	2044	**					
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
		Location : West Property Line									
		Impact Damage, Extent : Moderate, Area Affected : 10%									
	Iron Picket	50%			2069	**					
		Location : West Property Line									
	Retaining Walls	Masonry: Brick	100%	Now	\$11,600	2044	**				
			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%			2047	**					
On-Site Walkways	Cast in Place Concrete	100%			2047	**					

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
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	

Site Pavements

Parking/Driveway

Asphalt

100% Now \$16,300 2037 * *

*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

Under Construction

100%

Switchgear / Switchboard

Under Construction

100%

Raceway

Under Construction

100%

Panelboards

Under Construction

100%

Wiring

Under Construction

100%

Motor Controllers

Under Construction

100%

Ground

Grounding Devices

Under Construction

100%

Lighting

Interior Lighting

Under Construction

100%

Egress Lighting

Under Construction

100%

Exterior Lighting

LED

20%

2042

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exterior Front And Side Walls**Explanation : LED Wallpak Fixtures*

No Component

80%

Alarm

Security System

Generic

100%

2042

* *

1

\$2,800

Fire/Smoke Detection

Under Construction

100%

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

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

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

BROOKLYN PUBLIC LIBRARY - 038

MARCY BRANCH LIBRARY

Asset # : 13258

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	60%							
	Under Construction	20%							
	Under Construction	20%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	60%							
	Under Construction	40%							
Air Conditioning									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	30%							
	Under Construction	70%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	30%							
	Under Construction	70%							
	Dehumidifier								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater With Tanks								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Pool Filter/Treatment								
	Under Construction	100%							

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

Maintenance \$ are aggregated over a ten-year period. Site 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
	Escalators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

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

Maintenance \$ are aggregated over a 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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-Jan-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6709 **Lot** : 54 **BIN** : 3179706

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$188,300	
Electrical		\$55,400
Mechanical		\$522,600
Total	\$188,300	\$578,000
Importance Code A	\$188,300	
Importance Code B		\$578,000
Total	\$188,300	\$578,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$65,200		\$500	
Interior Architecture	\$56,600		\$9,000	\$3,500
Electrical	\$1,700	\$1,100	\$1,200	\$1,400
Mechanical	\$16,100	\$2,400	\$2,700	\$2,000
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$146,900	\$10,800	\$20,700	\$14,100
Importance Code A	\$65,800	\$600	\$1,100	\$600
Importance Code B	\$67,300	\$10,100	\$19,600	\$12,800
Importance Code C	\$13,800			\$700
Total	\$146,900	\$10,800	\$20,700	\$14,100



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

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

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

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
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$500	
	Masonry: Brick	85%			LIFE	**	5	\$32,600	
	Vertical Cracks, Extent : Light, Area Affected : 1% Location : Pilaster								
	Masonry: Fieldstone	10%			LIFE	**	5	\$2,900	
	Window Wall	3%			2056	**	5	\$2,200	
Windows									
	Aluminum	100%	Now	\$7,200	2052	**	5	\$1,500	
	Hardware Missing, Extent : Moderate, Area Affected : 10% Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,100	
	Concrete Masonry Unit	45%			LIFE	**	5-10	\$9,700	
	Masonry: Brick	45%	0-2	\$22,600	LIFE	**	5	\$1,800	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50% Location : Upper Roof Parapet								
Roof									
	Asphalt Shingle	15%			2039	**	10	\$500	
	Modified Bitumen	80%	Now	\$188,300	2046	**			
	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 Patching Evident, Extent : Moderate, Area Affected : 20% Location : Throughout Ponding, Extent : Moderate, Area Affected : 10% Location : Back Of Building								
	Skylight, Metal/Glass	5%			2046	**	10	\$3,500	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Skylight Explanation : Glass Block Encased In Glass								
Soffits									
	Stucco Cement	100%	Now	\$1,700	2049	**	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								

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
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	\$4,900	
	Ceramic Tile	5%			2045	**	5	\$1,100	
	Terrazzo	10%	Now	\$10,700	LIFE	**	5	\$1,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : At Stairs								
	Vinyl Tile	80%	Now	\$25,300	2041	**	3	\$6,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : First And Second Floor Reading Area								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
	Location : Sprinkler Room								
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$1,400	
	Concrete Masonry Unit	80%			LIFE	**	5	\$18,200	
	Gypsum Board	15%			LIFE	**	5-10	\$7,200	
Ceilings									
	AcousTileSusp.Lay-In	80%			2049	**	5	\$18,000	
	Gypsum Board	10%	Now	\$2,000	LIFE	**	5	\$2,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, At Windows								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout, At Windows								
	Plaster	10%			LIFE	**	5-10	\$3,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2071	**			
Free Standing Walls									
	Masonry: Brick	100%			2056	**			
Retaining Walls									
	Masonry: Brick	100%			2056	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			
On-Site Walkways									
	Cast in Place Concrete	75%			2049	**			
	Pavers/Stone	25%			2045	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2049	**			

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

Under 600 Volts

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

BROOKLYN PUBLIC LIBRARY - 038
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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2056	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2056	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Molded Case Bkrs	50%			2056	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	95%			2052	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	70%			2049	* *	5	\$100	
	Motor Control Center	30%			2049	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2036	\$55,400	10	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	60%			2044	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Staircase And 2nd Floor							
		Explanation : LED Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2041	* *	10	\$1,500	
	Exit, Service	50%			2041	* *	1		
	Exterior Lighting								
	HID	5%			2031	\$2,900	10		
	LED	15%			2041	* *			
	No Component	80%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System
Generic

100% 2041 * * 1 \$4,600

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

Location : Inside And Outside

Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors

Fire/Smoke Detection
Generic, Digital

100% 2031 \$32,000 1-3 \$7,800

Other Observation, Extent : Moderate, 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% 2056 * * 1

Conversion Equipment
Hot Water Boiler

100% 2041 * * 1 \$6,000

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

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100% 2044 * * 4 \$900

Terminal Devices

Air Handler

50% 2036 \$116,600 1 \$3,800

Convactor/Radiator

40% 2041 * * 1 \$1,600

Fan Coil Unit/Heat

10% 2036 \$30,700 1 \$400

Other Observation, Extent : Light, Area Affected : 10%

Location : Basement

Explanation : Basement Area

Controls

Electrical

100% 2034 \$68,900

Air Conditioning

Energy Source
Electricity

100% 2052 * * 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
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2036	\$91,400	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 1 Unit On The Higher Roof							
	Ext Pkg Unit - Heating/Cooling	50%	2-4	\$10,400	2036	\$104,100	2	\$300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof							
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units On Lower Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2046	**	4	\$300	
	No Component	50%							
Terminal Devices									
	Fan Coil - 4 Pipe	30%			2036	\$141,500	1	\$1,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,800	
	Exhaust Fans								
	Interior	25%			2036	\$13,700	2	\$100	
	Roof	75%			2036	\$18,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : Moderate, 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%			2036	\$6,500	4	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Set							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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									
	Backflow Preventer								
	Generic	100%			2041	* *	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%			2046	* *	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 11-Oct-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8363 **Lot** : 9 **BIN** : 3235910

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$79,000	
Total	\$79,000	
Importance Code A	\$79,000	
Total	\$79,000	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$13,000			\$3,600
Interior Architecture	\$4,300	\$600	\$500	
Electrical	\$700	\$800	\$700	\$900
Mechanical	\$2,800	\$500	\$3,700	\$60,100
Total	\$20,900	\$1,900	\$5,000	\$64,600
Importance Code A	\$13,500	\$300	\$400	\$4,000
Importance Code B	\$7,500	\$1,600	\$4,500	\$60,600
Importance Code C			\$100	
Total	\$20,900	\$1,900	\$5,000	\$64,600



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
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	\$79,000	LIFE	**	5	\$18,900	
			Corrosion/Rusting, Extent : Severe, Area Affected : 10%					
			Location : Entry Gate					
			Diagonal Cracks, Extent : Moderate, Area Affected : 5%					
			Location : Southeast Corner At Second Floor					
			Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%					
			Location : West Facade					
Windows								
Aluminum	100%			2051	**	5	\$500	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$2,900	
Metal Panel	5%	Now	\$3,000	2055	**	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	12%	Now	\$3,000	2040	**	5	\$3,100	
			Corrosion/Rusting, Extent : Light, Area Affected : 25%					
			Location : Over Second Floor Roof					
			Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
			Location : Over Second Floor Roof					
Pre-Cast Concrete	3%	Now	\$1,800	LIFE	**	5	\$700	
			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%	2-4	\$2,400	2043	**			
			Blisters, Extent : Moderate, Area Affected : 5%					
			Location : Throughout					
			Other Observation, Extent : N/A, Area Affected : 50%					
			Location : Roof					
			Explanation : Solar Panel Roof Canopy					
Soffits								
Cement - Fiber Panel	20%	Now	\$2,900	2035	\$9,600			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : Corner Of Building					
			Water Penetration, Extent : Moderate, Area Affected : 50%					
			Location : Corner Of Building					
Metal Panel	80%			2055	**	5-10	\$13,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	
Ceramic Tile	15%			2044	**	5	\$900	
Vinyl Tile	75%			2040	**	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%			2044	**	5		\$100	
Concrete Masonry Unit	75%			LIFE	**	5		\$800	
Gypsum Board	15%			LIFE	**	5		\$200	
Masonry: Brick	5%			LIFE	**				

Ceilings

AcousTileSusp.Lay-In	85%	Now	\$4,200	2052	**	5		\$2,500	
----------------------	-----	-----	---------	------	----	---	--	---------	--

Broken/Missing Elements, Extent : Light, Area Affected : 2%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Office, Kitchen And Meeting Room

Exposed Struc: Concrete	10%			LIFE	**	5		\$100	
Gypsum Board	5%	Now	\$100	LIFE	**	5		\$400	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Above Circulation Desk

Site Enclosure

Fence/Gates

Chain Link	25%			2045	**				
<i>Other Observation, Extent : N/A, Area Affected : 20%</i>									
<i>Location : Roof</i>									
<i>Explanation : Roof Rail Guard</i>									

Iron Picket	75%			2070	**				
-------------	-----	--	--	------	----	--	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2048	**				
------------------------	------	--	--	------	----	--	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2048	**				
------------------------	------	--	--	------	----	--	--	--	--

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	25%			2061	**	5			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Service Switch Rated At 150 Amperes Serving The Solar Panels.</i>									

Molded Case Bkrs	75%			2035	\$33,000	5		\$100	
------------------	-----	--	--	------	----------	---	--	-------	--

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2045	**	5		\$200	
------------------	------	--	--	------	----	---	--	-------	--

Raceway

Conduit	75%			2035	\$28,000	1			
Conduit	25%			2061	**	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
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
Under 600 Volts									
Panelboards									
	Fused Disc Sw	25%			2057	* *	5		
	Molded Case Bkrs	50%			2034	\$10,100	5	\$100	
	Molded Case Bkrs	25%			2057	* *	5	\$100	
Wiring									
	Thermoplastic	50%			2035	\$16,900	1		
	Thermoplastic	50%			2061	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Water Meter Room									
Explanation : Metal Water Pipe									
Lighting									
Interior Lighting									
	LED	100%			2043	* *			
Egress Lighting									
	Emergency, Battery	50%			2043	* *	10	\$900	
	Exit, LED	50%			2070	* *	1		
Exterior Lighting									
	LED	30%			2043	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2043	* *	1	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2043	* *	1-3	\$4,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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								
	Electricity	20%			2055	* *	1		
	Natural Gas	80%	Now	\$300	2045	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Gasoline Meter Room									
Explanation : There Is No Vent For The Gasoline Meter Room									

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

BROOKLYN PUBLIC LIBRARY - 038
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	80%			2040	* *	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Packaged Units							
	Radiant Heater	20%			2035	\$39,600	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Four Electrical Units							
Controls									
	Electrical	100%			2030	\$42,300			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Temperature Controlled By Central Office, It Is Not Convenience To The Branch.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2040	* *	2	\$400	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Package Units, Roof							
	Split Unit	20%	Now	\$1,800	2035	\$36,100			
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : The Unit For Meeting Room.							
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units, Roof							
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$9,800	
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2035	\$46,400	1	\$500	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2035	\$4,400	2	\$1,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
	Roof	100%			2040	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	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
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
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor							
		Explanation : One 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 22-Jan-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4090 **Lot** : 1 **BIN** : 3090726

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$754,200	
Interior Architecture		\$866,400
Electrical		\$72,700
Mechanical		\$287,600
Total	\$754,200	\$1,226,700
Importance Code A	\$754,200	
Importance Code B		\$1,226,700
Total	\$754,200	\$1,226,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$100,700			
Interior Architecture	\$90,700		\$500	\$3,900
Electrical	\$2,200	\$2,200	\$2,700	\$2,500
Mechanical	\$10,300	\$3,400	\$4,400	\$2,100
Site Enclosure	\$5,500			
Site Pavements	\$900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$217,400	\$12,800	\$14,900	\$15,700
Importance Code A	\$101,900	\$1,200	\$1,200	\$1,200
Importance Code B	\$92,100	\$11,700	\$13,700	\$14,500
Importance Code C	\$23,500			
Total	\$217,400	\$12,800	\$14,900	\$15,700



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

BROOKLYN PUBLIC LIBRARY - 038
NEW 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	\$198,500	LIFE	* *	5	\$23,800	1
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : Corners, Throughout, Around Windows</i> <i>Efflorescence, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 35%</i> <i>Location : Throughout, Corners</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i> <i>Location : Around Windows</i> <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i> <i>Location : Bulkheads, Around Windows</i> <i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i> <i>Location : Building Rear</i>							
	Granite Panels	8%	2-4	\$14,800	LIFE	* *	5	\$1,800	
		<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%</i> <i>Location : South Facade</i>							
	Slate Panels	2%	Now	\$28,100	LIFE	* *	5	\$400	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> <i>Location : North Facade</i> <i>Spalling, Extent : Severe, Area Affected : 20%</i> <i>Location : North Facade</i>							
	Window Wall	10%	0-2	\$36,600	2056	* *	5	\$5,600	
		<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Stair</i>							
Windows									
	Aluminum	100%	Now	\$128,300	2044	* *	5	\$4,400	
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>							

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
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	\$282,600	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/Erode, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Facade, South Facade							
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : Parapets							
		Explanation : Waterproof Wrapping Installed For Protection And Stabilization							
	Masonry: Granite	2%			LIFE	**	5-10	\$1,300	
	Masonry: Limestone	5%	Now	\$14,900	LIFE	**	5	\$300	1
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 35%							
		Location : Coping							
		Caulking Deteriorated, Extent : Severe, Area Affected : 35%							
		Location : Coping							
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : Parapet							
		Explanation : Waterproof Wrapping Installed For Protection							
Roof									
	Asphalt Shingle	2%			2045	**	10	\$100	
	Modified Bitumen	98%	0-2	\$144,800	2041	**			
		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	\$5,100	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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$7,800	
	Ceramic Tile	3%			2039	**	5	\$1,100	
	Terrazzo	5%	4+	\$3,400	LIFE	**	5	\$1,400	
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Landing Of Main Staircase. Slipping Hazard								
	Vinyl Tile	87%	4+	\$17,300	2036	\$866,400	3	\$11,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : First Floor								
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,100	
	Glass: Single Pane	2%			LIFE	**	5	\$800	
	Gypsum Board	10%			LIFE	**	5-10	\$4,500	
	Marble Panels	5%			LIFE	**	10	\$500	
	Plaster	68%			LIFE	**	5-10	\$15,200	
	SGFT/Glazed Masonry	5%	Now	\$2,400	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	75%	Now	\$43,500	2049	**	5	\$16,700	
	Loose/Delam Surface, Extent : Light, Area Affected : 5%								
	Location : First And Second Floors								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Second Floor Around Windows And Reading Room								
	Plaster	25%	Now	\$5,500	LIFE	**	5	\$5,600	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Stairwell								
Site Enclosure									
Fence/Gates									
	Chain Link	2%			2046	**			
	Iron Picket	98%	4+	\$5,500	2071	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Schenck Avenue And Rear Of Building								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			
On-Site Walkways									
	Asphalt	95%	4+	\$900	2045	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Front Of Building								
	Cast in Place Concrete	5%			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
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	

Site Pavements

Parking/Driveway

Asphalt

100%

2045

* *

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%

2046

* *

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

50%

2036

\$22,000

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Electrical Room**Explanation : One Vertical Section*

Molded Case Bkrs

50%

2036

\$22,000

5

\$300

Raceway

Conduit

100%

2036

\$37,400

1

Panelboards

Fused Disc Sw

5%

2035

\$1,500

5

Molded Case Bkrs

95%

2035

\$28,900

5

\$600

Wiring

Braided Cloth

70%

2035

\$23,600

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Insulation Aged*

Thermoplastic

30%

2046

* *

1

Motor Controllers

Locally Mounted

100%

2034

\$72,700

5

\$200

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100%

2044

* *

Egress Lighting

Emergency, Battery

20%

2044

* *

10

\$1,100

Emergency, Battery

30%

2036

\$12,100

10

\$1,700

Exit/Emergency Light

50%

2044

* *

Combo

Exterior Lighting

LED

25%

2044

* *

No Component

75%

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
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
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Generic	50%			2041	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : CCTV System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$14,600	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$11,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Gasoline Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	* *	4	\$1,800	
	Terminal Devices								
	Convector/Radiator	100%			2041	* *	1	\$7,700	
	Controls								
	Electrical	100%			2034	\$133,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2041	* *	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	10%			2041	* *			
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2041	* *	2	\$1,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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
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%			2036	\$26,700	2	\$200	
	Roof	75%			2036	\$35,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2046	* *	1		
	Galvanized Steel	50%			2034	\$153,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit 42 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	\$4,800	4	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Inaccessible							
	Sewage Ejector(s)								
	Electric	100%			2036	\$12,600	4	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Inaccessible							
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2041	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : The Backflow Preventer Serves The Boiler Only							
	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

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 : 19-Apr-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6343 **Lot** : 64 **BIN** : 3165745

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$508,800	\$228,700
Interior Architecture	\$1,500,000	
Electrical	\$211,400	
Mechanical	\$126,700	\$353,500
Site Enclosure	\$114,800	
Total	\$2,461,600	\$582,100
Importance Code A	\$508,800	\$228,700
Importance Code B	\$1,838,100	\$353,500
Importance Code C	\$114,800	
Total	\$2,461,600	\$582,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$119,700			\$500
Interior Architecture	\$37,900	\$800	\$700	\$5,300
Electrical	\$19,400	\$2,200	\$2,300	\$39,400
Mechanical	\$17,400	\$2,700	\$4,300	\$42,900
Site Pavements	\$20,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$222,000	\$12,900	\$14,500	\$95,300
Importance Code A	\$120,900	\$1,100	\$1,100	\$1,700
Importance Code B	\$57,400	\$11,800	\$12,700	\$93,600
Importance Code C	\$43,700		\$700	
Total	\$222,000	\$12,900	\$14,500	\$95,300



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
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	\$427,100	LIFE	* *	5	\$25,600	
Joint Mortar Miss/Erode, 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/Erode, 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	\$200	
Masonry: Limestone	8%	Now	\$81,700	LIFE	* *	5	\$1,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : Lintels Above Windows								
Window Wall	1%			2045	* *	5	\$1,100	
Windows								
Aluminum	100%	Now	\$42,900	2060	* *	5	\$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$7,400	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	\$17,800	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	\$28,900	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	\$22,900	2035	\$228,700			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								

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
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%			2034	\$30,200	3	\$2,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$7,400	
	Mosaic Tile	5%			2040	**	5	\$4,200	
	Terrazzo	5%			LIFE	**	5	\$1,300	
	Vinyl Tile	20%	Now	\$9,400	2040	**	3	\$2,500	
	Worn/Erode, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	55%			2030	\$1,500,000	3	\$9,200	
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Stacks And 2nd Floor								
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$1,500	
	Gypsum Board	59%	Now	\$5,000	LIFE	**	5	\$10,600	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Equipment Room								
	Marble Panels	1%	2-4	\$1,100	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Front Stairs								
	Plaster	25%	Now	\$3,700	LIFE	**	5	\$2,200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stairs								
	SGFT/Glazed Masonry	10%	Now	\$13,600	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Stair Bulkhead								
Ceilings									
	AcousTileConcealSpLn	25%	4+	\$2,700	2040	**	5	\$5,300	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$500	
	Gypsum Board	10%			LIFE	**	5	\$4,200	
	Plaster	55%			LIFE	**	5	\$11,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$114,800	2065	**			
	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%			2045	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2040		**			
------------------------	------	--	--	------	--	----	--	--	--

Parking/Driveway

Cast in Place Concrete	100%	2-4	\$20,300	2040		**			
------------------------	------	-----	----------	------	--	----	--	--	--

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

Location : Driveway And 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

Fused Disc Sw	100%			2035	\$7,700	5		\$100	
---------------	------	--	--	------	---------	---	--	-------	--

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

Location : Electrical Room

Explanation : Two 400 Ampere Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$44,000	5		\$600	
------------------	------	--	--	------	----------	---	--	-------	--

Raceway

Conduit	95%			2035	\$35,500	1			
---------	-----	--	--	------	----------	---	--	--	--

Conduit	5%			2045	**	1			
---------	----	--	--	------	----	---	--	--	--

Panelboards

Fused Disc Sw	5%			2034	\$1,500	5			
---------------	----	--	--	------	---------	---	--	--	--

Molded Case Bkrs	30%			2043	**	5		\$200	
------------------	-----	--	--	------	----	---	--	-------	--

Molded Case Bkrs	65%			2034	\$19,700	5		\$400	
------------------	-----	--	--	------	----------	---	--	-------	--

Wiring

Braided Cloth	50%	2-4	\$16,900	2060	**	1			
---------------	-----	-----	----------	------	----	---	--	--	--

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2055	**	1			
---------------	-----	--	--	------	----	---	--	--	--

Motor Controllers

Locally Mounted	100%			2040	**	5		\$200	
-----------------	------	--	--	------	----	---	--	-------	--

Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$300	
---------	------	--	--	------	----	---	--	-------	--

Lighting

Interior Lighting

Fluorescent	60%			2030	\$152,600	10		\$12,400	
-------------	-----	--	--	------	-----------	----	--	----------	--

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

Location : Reading Areas

Explanation : T-8 Lamps

LED	40%			2040	**				
-----	-----	--	--	------	----	--	--	--	--

Egress Lighting

Emergency, Battery	50%			2040	**	10		\$2,700	
--------------------	-----	--	--	------	----	----	--	---------	--

Exit, LED	50%			2063	**	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

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%

2040

* *

No Component

80%

Alarm

Security System

Generic

50%

2040

* *

1

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Generic

50%

2030

\$21,400

1

\$4,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2030

\$58,800

1-3

\$14,300

*Other Observation, Extent : Moderate, 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

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$11,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : One Unit*

Distribution

Hot Wtr Piping/Pump

100%

2043

* *

4

\$1,700

Terminal Devices

Air Handler

30%

2035

\$128,600

1

\$4,200

Convactor/Radiator

70%

2048

* *

1

\$5,100

Controls

Electrical

100%

2030

\$126,700

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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%			2030	\$33,600	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit On Roof							
	Exterior Pkg Unit - Cooling	90%			2035	\$224,800	2	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 4 Units. R-134 Refrigerant							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2035	\$44,200	1	\$1,400	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2030	\$6,600	2	\$1,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	
	Exhaust Fans								
	Interior	10%			2035	\$10,100	2	\$100	
	Roof	90%			2040	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%	Now	\$14,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10% Location : Basement Other Observation, Extent : Severe, Area Affected : 10% Location : Basement Explanation : Street Sewage System Issue Causes Water Backs Up To The Basement Seriously When It Rains.							
	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
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	

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : PACIFIC BRANCH LIBRARY
Address : 25 FOURTH AVENUE @PACIFIC STREET
Borough : BROOKLYN **Agency's Number** : 69
Program / Asset # : BPL0P69.000 / 13261 **Yr Built/Renovated** : 1903 / 2000
Area Sq Ft : 15,758 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 15-Apr-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 928 **Lot** : 6 **BIN** : 3018376

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$295,200	
Interior Architecture	\$68,000	\$927,700
Total	\$363,200	\$927,700
Importance Code A	\$295,200	
Importance Code B	\$68,000	\$876,700
Importance Code C		\$51,000
Total	\$363,200	\$927,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$31,200	\$7,500		
Interior Architecture	\$110,300	\$200		\$2,300
Electrical	\$1,700	\$16,900	\$1,800	\$1,500
Mechanical	\$2,400	\$37,700	\$3,500	\$1,300
Site Enclosure	\$22,000			
Site Pavements	\$7,500			
Total	\$175,100	\$62,200	\$5,300	\$5,100
Importance Code A	\$32,000	\$8,400	\$800	\$800
Importance Code B	\$84,700	\$53,700	\$4,500	\$4,300
Importance Code C	\$58,500			
Total	\$175,100	\$62,200	\$5,300	\$5,100



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
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	\$4,200	LIFE	**	5	\$1,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Building								
Masonry: Limestone	10%	0-2	\$24,400	LIFE	**	5	\$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Metal Louvers	1%	Now	\$2,600	2048	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 45%								
Location : Rear Areaway								
Wood	99%	Now	\$183,300	2058	**	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	\$111,900	LIFE	**	5	\$4,400	
Joint Mortar Miss/Erode, 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%			2053	**	5	\$2,100	
Roof								
Asphalt Shingle	60%			2042	**	10	\$1,600	
Modified Bitumen	40%			2038	**	10	\$6,400	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
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	\$7,000	2036	\$70,000	5	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	1%			2038	* *	5	\$400	
Sheet Vinyl/Rubber	10%	Now	\$8,100	2033	\$162,400	5	\$1,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Reading Room								
Vinyl Tile	13%	Now	\$17,800	2033	\$89,200	3	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement And Meeting Room								
Explanation : 9x9 Tiles								
Vinyl Tile	52%			2033	\$356,600	3	\$6,400	
Vinyl Tile 9" X 9"	10%	Now	\$19,900	2033	\$198,500	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	\$14,800	2073	* *	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%			2036	\$51,000	5	\$900	
	Gypsum Board	10%			LIFE	**	5	\$1,100	
	Plaster	80%	Now	\$36,100	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								
	Wood	5%	Now	\$2,600	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	\$2,400	2053	**	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	\$68,000	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	\$9,300	2053	**			
	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	\$2,900	2053	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	50%	Now	\$9,800	2053	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Fieldstone	50%			2043	**			
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%			2038		**			
------------------------	------	--	--	------	--	----	--	--	--

On-Site Walkways

Cast in Place Concrete	80%	Now	\$1,700	2038		**			
------------------------	-----	-----	---------	------	--	----	--	--	--

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Steel Plate	20%			LIFE		**	1		
-------------	-----	--	--	------	--	----	---	--	--

Parking/Driveway

Cast in Place Concrete	100%	Now	\$5,800	2038		**			
------------------------	------	-----	---------	------	--	----	--	--	--

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, 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

Molded Case Bkrs	100%			2033		\$44,000	5	\$400	
------------------	------	--	--	------	--	----------	---	-------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Molded Case Bkrs	100%			2033		\$44,000	5	\$400	
------------------	------	--	--	------	--	----------	---	-------	--

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

Raceway

Conduit	50%			2033		\$18,700	1		
---------	-----	--	--	------	--	----------	---	--	--

Conduit	50%			2059		**	1		
---------	-----	--	--	------	--	----	---	--	--

Panelboards

Fused Disc Sw	10%			2032		\$2,000	5		
---------------	-----	--	--	------	--	---------	---	--	--

Molded Case Bkrs	90%			2032		\$18,200	5	\$400	
------------------	-----	--	--	------	--	----------	---	-------	--

Wiring

Thermoplastic	50%			2033		\$16,900	1		
---------------	-----	--	--	------	--	----------	---	--	--

Thermoplastic	50%			2059		**	1		
---------------	-----	--	--	------	--	----	---	--	--

Motor Controllers

Locally Mounted	100%			2031		\$48,500	5	\$100	
-----------------	------	--	--	------	--	----------	---	-------	--

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
---------	------	--	--	------	--	----	---	-------	--

Lighting

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$13,400	10	\$1,900	
	Exit, Service	50%			2033	\$2,700	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2038	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2028	\$15,000	1	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$9,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$7,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Gasoline Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$800	
	Terminal Devices								
	Convector/Radiator	100%			2038	* *	1	\$5,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2037	* *	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Window/Wall Unit	60%			2028	\$36,300	1		
	No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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
Air Conditioning									
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2	\$4,100	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2041	**	2	\$2,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,600	
	No Component	70%							
Exhaust Fans									
	Interior	30%			2038	**	2	\$100	
	No Component	70%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		
Water Heater With Tanks									
	Electric	50%			2031	\$24,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One 30 Gallons Unit							
	Gas Fired	50%			2031	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One 40 Gallons Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2027	\$500	4	\$500	
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : PARK SLOPE/PROSPECT BRANCH LIBRARY
Address : 431 SIXTH AVE. @9TH STREET
Borough : BROOKLYN **Agency's Number** : 53
Program / Asset # : BPL0P53.000 / 13262 **Yr Built/Renovated** : 1906 / 2012
Area Sq Ft : 15,868 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 01-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,Mez,Att
Block : 1006 **Lot** : 1 **BIN** : 3022144

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$217,800
Mechanical		\$309,200
Site Enclosure	\$76,300	
Total	\$76,300	\$527,100
Importance Code B	\$76,300	\$527,100
Total	\$76,300	\$527,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$47,900			
Interior Architecture	\$20,000		\$2,500	\$1,200
Electrical	\$1,800	\$1,700	\$1,500	\$1,800
Mechanical	\$3,800	\$1,800	\$5,400	\$1,800
Site Enclosure	\$18,600			
Site Pavements	\$4,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$103,800	\$10,800	\$16,600	\$12,000
Importance Code A	\$48,700	\$800	\$800	\$800
Importance Code B	\$26,000	\$10,000	\$15,800	\$11,200
Importance Code C	\$29,100			
Total	\$103,800	\$10,800	\$16,600	\$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
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	8%	Now	\$13,100	LIFE	* *	5	\$2,900	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 10%							
		Location : 8th Street							
	Masonry: Brick	77%			LIFE	* *	5	\$27,500	
	Masonry: Limestone	8%	4+	\$5,000	LIFE	* *	5	\$2,100	
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	7%			LIFE	* *	5	\$1,900	
Windows									
	Aluminum	100%	Now	\$29,900	2049	* *	5	\$2,800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : Interior Set Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Exterior Set Throughout							
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5	\$600	
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
	Ceramic Tile	3%			2042	* *	5	\$700	
	Glass Block	5%			2061	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine							
		Explanation : Material Actually Glass Panels							
	Mosaic Tile	2%	Now	\$1,000	2038	* *	5	\$600	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Entry Vestibule							
	Vinyl Tile	85%			2038	* *	3	\$7,500	

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$300	
	Glass: Single Pane	5%			LIFE	**	5	\$600	
	Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Server Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Server Room, Kitchen And Office									
	Masonry: Brick	10%			LIFE	**			
	Plaster	60%	Now	\$4,900	LIFE	**	5	\$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Server Room									
	Wood	5%			LIFE	**	5	\$3,000	
	Wood	5%			LIFE	**	5	\$3,000	
Ceilings									
	AcousTileSusp.Lay-In	10%			2050	**	5	\$2,300	
	Glass: Susp Panels	10%			LIFE	**			
	Plaster	80%	Now	\$12,700	LIFE	**	5	\$11,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Server Room, Kitchen And Office									
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2053	**			
	Iron Picket	95%	0-2	\$18,600	2068	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$76,300	2068	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Moat, Ramps And Retaining Walls									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various									
Explanation : Covered With Stucco Cement									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	50%	0-2	\$4,500	2046	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Steps And Ramp									
	No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Courtyard									
Explanation : Crushed Stone									
Parking/Driveway									
	Cast in Place Concrete	100%			2046	**			

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2043	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch In The Switchboard And No Available Nameplate Rating Capacity							
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	95%			2041	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	60%			2038	* *	5	\$100	
	Locally Mounted	40%			2031	\$21,200	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	\$59,000	10	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Basement, 2nd Floor							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2033	\$39,300	10	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor							
		Explanation : T-5 Lamps							
	Fluorescent	50%			2033	\$98,300	10	\$7,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2033	\$14,800	10	\$1,900	
	Exit, LED	40%			2048	* *	1		
	Exit, Service	10%			2033	\$600	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	\$10,900	5	\$200	
Alarm									

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

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

Alarm

Security System
Generic

100% 2033 \$33,100 1 \$5,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas, Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2033 \$45,400 1-3 \$10,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source
Natural Gas

100% 2053 * * 1

Conversion Equipment
Hot Water Boiler

100% 2046 * * 1 \$7,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Gas Fired Hot Water Boiler

Distribution

Hot Wtr Piping/Pump

100% 2041 * * 4 \$800

Terminal Devices

Air Handler

60% 2038 * * 1 \$5,900

Convactor/Radiator

20% 2038 * * 1 \$1,000

Convactor/Radiator

20% 2046 * * 1 \$1,000

Air Conditioning

Energy Source
Electricity

100% 2049 * * 1

Conversion Equipment
Int Pkg Unit -
Heating/Cooling

90% 2034 \$258,200 2 \$900
R-410a Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units. Basement Mechanical Room.

Window/Wall Unit

10% 2031 \$6,700 1

Heat Rejection

Air Cooled Condenser
Unit

100% 2033 \$51,000 2 \$11,100

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$8,800

Exhaust Fans

Interior

90% 2038 * * 2 \$400

Roof

10% 2033 \$3,400 2 \$100

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$19,000	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : RED HOOK BRANCH LIBRARY
Address : 7 WOLCOTT ST. @DWIGHT STREET
Borough : BROOKLYN **Agency's Number** : 70
Program / Asset # : BPL0R70.000 / 13263 **Yr Built/Renovated** : 1975 / 2013
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 05-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 577 **Lot** : 29 **BIN** : 3008650

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	\$85,000	
Mechanical		\$259,900
Total	\$85,000	\$259,900
Importance Code B	\$85,000	\$259,900
Total	\$85,000	\$259,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,600		\$19,600	
Interior Architecture	\$1,200	\$200	\$400	\$1,200
Electrical	\$900	\$800	\$8,900	\$900
Mechanical	\$1,500	\$2,500	\$2,100	\$2,700
Site Enclosure	\$2,100			
Site Pavements	\$3,800			
Total	\$21,100	\$3,500	\$31,100	\$4,700
Importance Code A	\$12,000	\$400	\$20,100	\$400
Importance Code B	\$7,000	\$3,100	\$10,900	\$4,300
Importance Code C	\$2,100			
Total	\$21,100	\$3,500	\$31,100	\$4,700



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

BROOKLYN PUBLIC LIBRARY - 038
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	\$6,500	LIFE	* *	5	\$26,900	
		Vegetation Growth, Extent : Light, Area Affected : 20%							
		Location : Front Fascia							
	Glass Block	5%			LIFE	* *	5	\$400	
	Masonry: Brick	55%			LIFE	* *	5	\$7,400	
Parapets									
	Stucco Cement	100%			2047	* *	5	\$10,200	
Roof									
	Modified Bitumen	100%			2039	* *	10	\$19,600	
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Leaking At Boiler Room From Roof Above							
Soffits									
	Pre-Cast Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	* *	5	\$1,800	
	Ceramic Tile	4%			2043	* *	5	\$400	
	Vinyl Tile	88%			2039	* *	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%			2039	* *	5	\$800	
	Exposed Struc: 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	\$2,100	2054	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$3,800	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2047	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

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

Site Pavements

Activity Yard

Cast in Place Concrete

100%

2047

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Throughout*

Electrical		Current Repair			Future Replacement		Maintenance		
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%

2054

* *

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 350 Amperes*

Switchgear / Switchboard

Molded Case Bkrs

100%

2054

* *

5

\$200

Raceway

Conduit

80%

2044

* *

1

Conduit

20%

2054

* *

1

Panelboards

Molded Case Bkrs

80%

2033

\$16,200

5

\$200

Molded Case Bkrs

20%

2050

* *

5

Wiring

Thermoplastic

80%

2044

* *

1

Thermoplastic

20%

2054

* *

1

Motor Controllers

Locally Mounted

100%

2032

\$24,200

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

98%

2029

\$83,300

10

\$6,700

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

2%

2029

\$1,700

10

\$100

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

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$900

Exit, Battery

50%

2039

* *

10

\$300

Exterior Lighting

LED

25%

2039

* *

No Component

75%

Alarm

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

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

Alarm

Security System
Generic

100% 2039 * * 1 \$2,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas
Explanation : Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$4,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Alarm Bells And Manual Pull Stations

Mechanical		Current Repair			Future Replacement		Maintenance		
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

Furnace 60% 2039 * * 1 \$2,200
Hot Water Boiler 40% 2047 * * 1 \$1,500

Distribution

Hot Wtr Piping/Pump 100% 2042 * * 4 \$400

Terminal Devices

Convactor/Radiator 95% 2047 * * 1 \$2,300
Fan Coil Unit/Heat 5% 2039 * * 1 \$100

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

Conversion Equipment

Reciprocating 100% 2034 \$112,300 1 \$3,500
Compr/Chiller

Terminal Devices

Air Handler/Cool/Ht 100% 2034 \$147,700 1 \$4,600

Heat Rejection

Dry Cooler 100% 2034 \$34,900 2 \$5,200

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$4,200

Exhaust Fans

Roof 100% 2039 * * 2 \$200

Plumbing

H/C Water Piping

Galvanized Steel 100% 2039 * * 1

Water Heater With Tanks

Gas Fired 100% 2032 \$17,300 2

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
RED HOOK BRANCH LIBRARY
Asset # : 13263

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$200	
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : RUGBY BRANCH LIBRARY
Address : 1000 UTICA AVE. @TILDEN AVE.
Borough : BROOKLYN **Agency's Number** : 54
Program / Asset # : BPL0R54.000 / 13264 **Yr Built/Renovated** : 1961 / 2021
Area Sq Ft : 9,000 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 25-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4721 **Lot** : 28 **BIN** : 3103730

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$207,000
Mechanical		\$118,000
Total		\$325,100
Importance Code B		\$325,100
Total		\$325,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$19,000	\$400	
Interior Architecture	\$1,200			\$900
Electrical	\$900	\$2,000	\$1,100	\$800
Mechanical	\$4,400	\$18,300	\$2,300	\$600
Site Enclosure	\$30,200			
Site Pavements	\$10,600			
Total	\$47,200	\$39,300	\$3,800	\$2,400
Importance Code A	\$200	\$19,200	\$600	\$200
Importance Code B	\$8,700	\$20,100	\$3,100	\$2,200
Importance Code C	\$38,300			
Total	\$47,200	\$39,300	\$3,800	\$2,400



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

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

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	\$12,900	
Metal: Cage/Fence	5%			2046	**	5	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Mesh Screen Around Rooftop Unit								
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	
Windows								
Aluminum	100%			2049	**	5	\$800	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,200	
Metal Panel	10%			2053	**	5	\$1,400	
Roof								
Modified Bitumen	100%			2038	**	10	\$18,300	
Soffits								
Cement - Fiber Panel	100%			2038	**	10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2042	**	5	\$400	
Vinyl Tile	90%			2033	\$207,000	3	\$3,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$100	
Gypsum Board	90%			LIFE	**	5	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$5,700	
Gypsum Board	10%			LIFE	**	5	\$1,000	
Wood	20%			LIFE	**	5	\$14,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$13,200	2043	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Along Rear Property Line								
Iron Picket	50%	Now	\$14,400	2053	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : North And South Gates Not Functioning								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Along East And North Property Lines								
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Along East And North Property Lines								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$2,500	2068	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along West And North Property Lines								
Site Pavements								

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046		**			
------------------------	------	--	--	------	--	----	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2046		**			
------------------------	------	--	--	------	--	----	--	--	--

Parking/Driveway

Asphalt	100%	Now	\$10,600	2042		**			
---------	------	-----	----------	------	--	----	--	--	--

*Misaligned/Bulging, Extent : Moderate, Area Affected : 15%**Location : South Side Driveway**Other Observation, Extent : Moderate, Area Affected : 15%**Location : South Side Driveway**Explanation : Driveway Poorly Pitched, Causing Water To Enter Through Side Door**During Rain Storm*

Activity Yard

Cast in Place Concrete	60%			2046		**			
------------------------	-----	--	--	------	--	----	--	--	--

Pavers/Stone	40%			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%			2033		\$3,800	5		
---------------	------	--	--	------	--	---------	---	--	--

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 200 Amperes*

Raceway

Conduit	90%			2033		\$33,600	1		
---------	-----	--	--	------	--	----------	---	--	--

Conduit	10%			2053		**	1		
---------	-----	--	--	------	--	----	---	--	--

Panelboards

Molded Case Bkrs	75%			2049		**	5	\$200	
------------------	-----	--	--	------	--	----	---	-------	--

Molded Case Bkrs	25%			2032		\$5,100	5	\$100	
------------------	-----	--	--	------	--	---------	---	-------	--

Wiring

Thermoplastic	75%			2053		**	1		
---------------	-----	--	--	------	--	----	---	--	--

Thermoplastic	25%			2033		\$8,400	1		
---------------	-----	--	--	------	--	---------	---	--	--

Motor Controllers

Locally Mounted	100%			2038		**	5	\$100	
-----------------	------	--	--	------	--	----	---	-------	--

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100	
---------	------	--	--	------	--	----	---	-------	--

Lighting

Interior Lighting

LED	100%			2038		**			
-----	------	--	--	------	--	----	--	--	--

Egress Lighting

Emergency, Battery	50%			2038		**	10	\$1,100	
--------------------	-----	--	--	------	--	----	----	---------	--

Exit, Service	50%			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
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	

Lighting

Exterior Lighting

LED

25%

2033

\$12,200

No Component

75%

Alarm

Security System

Generic

100%

2038

* *

1

\$3,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$5,500

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

Heating

Energy Source

Electricity

5%

2059

* *

1

Natural Gas

95%

2059

* *

1

Conversion Equipment

Hot Water Boiler

40%

2031

\$38,800

1

\$1,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : 1 Unit, 525 Mbh Output, Perimeter Heat*

Radiant Heater

5%

2043

* *

2

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Toilet Rooms**Explanation : Electric Cabinet Unit Heaters*

No Component

55%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : N/A**Explanation : Heating By Gas-fired Rooftop Unit And Variable Refrigerant Flow System, Reported Under Air Conditioning*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$3,600

2041

* *

4

\$400

*Unbalanced System, Extent : Moderate, Area Affected : 100%**Location : Throughout - Hot Water Not Circulating Through Terminal Units*

Terminal Devices

Convactor/Radiator

100%

2050

* *

1

\$2,900

Controls

Digital

100%

2032

\$118,000

Air Conditioning

Energy Source

Electricity

100%

2055

* *

1

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Heat Pump Air Sourced	40%		2037		* *	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Variable Refrigerant Flow Outdoor Unit, 3-pipe, 10 Tons Approximately									
	Ext Pkg Unit - Heating/Cooling	60%		2041		* *	2	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 1 Unit, 20 Tons, Gas Heat									
Distribution									
	Ductwork/Diffusers	50%		LIFE		* *	2	\$5,900	
	No Component	50%							
Terminal Devices									
	Fan Coil - 2 Pipe	50%		2041		* *	1	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : 3-pipe Variable Refrigerant Flow Indoor Units, Ceiling Cassette Fan Coils									
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%		LIFE		* *	2-5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Toilet Rooms									
Explanation : Exhaust Air									
	No Component	95%							
Exhaust Fans									
	Roof	5%		2041		* *	2		
	No Component	95%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%		2059		* *	1		
	Brass/Copper	20%		2043		* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : Domestic Water Piping For Hot Water Service									
Water Heater With Tanks									
	Gas Fired	100%		2028		\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : 1 Unit, 40 Gallons, 40 Mbh Input									
Sanitary Piping									
	Cast Iron	100%		LIFE		* *	1		
Storm Drain Piping									
	Cast Iron	100%		LIFE		* *	1		
Sump Pump(s)									
	Submersible	100%		2028		\$300	4	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : RYDER BRANCH LIBRARY
Address : 5902 23RD AVE. @59 STREET
Borough : BROOKLYN **Agency's Number** : 80
Program / Asset # : BPL0R80.000 / 13265 **Yr Built/Renovated** : 1970 / 1998
Area Sq Ft : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6548 **Lot** : 37 **BIN** : 3172049

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$51,400	\$171,200
Mechanical	\$466,600	
Total	\$517,900	\$171,200
Importance Code A	\$51,400	\$171,200
Importance Code B	\$466,600	
Total	\$517,900	\$171,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,700			
Interior Architecture	\$27,300	\$100		\$2,500
Electrical	\$19,300	\$1,100	\$900	\$49,400
Mechanical	\$56,400	\$200	\$3,200	\$200
Total	\$129,700	\$1,500	\$4,100	\$52,200
Importance Code A	\$27,900		\$1,000	
Importance Code B	\$101,600	\$1,500	\$3,100	\$52,200
Importance Code C	\$300			
Total	\$129,700	\$1,500	\$4,100	\$52,200



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2042	**	5-10	\$1,200	
Windows									
	Aluminum	95%	Now	\$26,400	2040	**	5	\$1,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Staff Kitchen								
	Unit Inoperable, Extent : Moderate, Area Affected : 75%								
	Location : Windows With Security Bar								
	Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
	Location : Staff Kitchen								
	Metal Louvers	5%			2041	**	10	\$900	
Roof									
	Modified Bitumen	100%	Now	\$51,400	2032	\$171,200			
	Debris Present, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Rear Exit								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$1,300	
	Ceramic Tile	3%	Now	\$300	2041	**	5	\$100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Staff Toilets								
	Quarry Tile	5%			2045	**	5	\$600	
	Vinyl Tile	10%			2037	**	3	\$300	
	Vinyl Tile 9" X 9"	75%	Now	\$25,100	2042	**	3	\$2,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throuhgout								
	Patching Evident, Extent : Moderate, Area Affected : 15%								
	Location : Throughout, Patch With 12x12 Vinyl Tile								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Corridor To Rear Administration Section								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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								
Interior Walls								
Ceramic Tile	3%	Now	\$300	2041	* *	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Staff Bathroom								
Concrete Masonry Unit	40%			LIFE	* *	5	\$1,200	
Gypsum Board	52%			LIFE	* *	5	\$2,300	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%			2045	* *	5	\$2,900	
AcousTileSusp.Lay-In	50%	Now	\$1,400	2045	* *	5	\$2,100	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Rear Exit								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rear Exit								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%	0-2	\$300	LIFE	* *	5	\$1,000	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Public Space								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2032	\$44,000	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 350 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2032	\$44,000	5	\$300	
Raceway									
Conduit		90%			2032	\$33,600	1		
Conduit		10%			2052	* *	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

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									
Panelboards									
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	75%			2031	\$15,200	5	\$200	
	Molded Case Bkrs	20%			2048	* *	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$16,900	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2052	* *	1		
	Thermoplastic	30%			2032	\$10,100	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$48,500	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$1,300	
	Exit, LED	30%			2060	* *	1		
	Exit, Service	20%			2037	* *	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2037	* *	1	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$6,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2042	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Gas Supply Has Been Shut Off For More Than A Year Due To Gas Leaks.									
Electricity Is Substitute Of Heating Source									
	Conversion Equipment								
	Radiant Heater	100%			2037	**	2	\$5,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor Equipment Room And Roof									
Explanation : Boiler And Furnaces Are Remain In Place, They Are Out Of Service Without Gas Supply.									
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%	0-2	\$2,700	2027	\$54,700	2	\$200	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Roof									
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : One Unit, Roof									
	Split Unit	70%	2-4	\$180,300	2042	**			
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 3 Units, 1st Floor Equipment Room									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Equipment Room									
Explanation : 3 Inefficient Units									
	Terminal Devices								
	Fan Coil - 2 Pipe	70%			2027	\$231,600	1	\$2,400	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	70%			2027	\$22,000	2	\$5,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
	Exhaust Fans								
	Interior	50%			2027	\$24,100	2	\$200	
	Roof	25%			2027	\$5,300	2	\$100	
	Roof	25%			2037	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$24,000	4		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : SARATOGA BRANCH LIBRARY
Address : 8 THOMAS S BOYLAND ST. @MACON ST.
Borough : BROOKLYN **Agency's Number** : 57
Program / Asset # : BPL0S57.000 / 13266 **Yr Built/Renovated** : 1908 / 2002
Area Sq Ft : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 06-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1498 **Lot** : 35 **BIN** : 3040218

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$594,800	
Interior Architecture	\$243,600	
Mechanical		\$564,900
Site Pavements	\$57,600	
Total	\$895,900	\$564,900
Importance Code A	\$594,800	\$115,300
Importance Code B	\$146,400	\$449,600
Importance Code C	\$154,800	
Total	\$895,900	\$564,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,000			
Interior Architecture	\$1,800	\$500	\$600	\$1,300
Electrical	\$1,200	\$1,000	\$2,500	\$1,300
Mechanical	\$15,200	\$3,100	\$2,300	\$3,300
Site Enclosure	\$45,300			
Site Pavements	\$9,600			
Total	\$91,100	\$4,600	\$5,400	\$6,000
Importance Code A	\$18,600	\$500	\$600	\$500
Importance Code B	\$21,900	\$3,500	\$4,900	\$5,400
Importance Code C	\$50,600	\$500		
Total	\$91,100	\$4,600	\$5,400	\$6,000



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
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	\$494,300	LIFE	**	5	\$11,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Panel	5%	0-2	\$1,100	2044	**	5	\$1,500	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Front Entry								
Windows								
Metal Louvers	7%			2043	**	10	\$1,600	
Wood	93%			2042	**	5	\$34,000	
Parapets								
Masonry: Limestone	100%			LIFE	**	5	\$3,300	
Roof								
Slate	100%	0-2	\$100,500	LIFE	**			
Loose Units, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5	\$9,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,700	
Ceramic Tile	5%	0-2	\$1,800	2043	**	5	\$300	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Toilets								
Vinyl Tile	85%	Now	\$88,800	2044	**	3	\$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Main Entrance								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : First Floor								
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$1,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Masonry: Brick	20%	Now	\$81,700	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Area Way								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Area Way								
Plaster	70%	Now	\$73,100	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%			2039	* *	5	\$1,200	
	Plaster	85%			LIFE	* *	5	\$6,600	
	Wood	5%			LIFE	* *	5	\$5,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$41,000	2054	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Free Standing Walls									
	Masonry: Brick	100%			2044	* *			
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$4,300	2054	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : At Front Of Yard							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$57,600	2051	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 25%							
		Location : At Trees							
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : Front And Side Walks							
		Explanation : Need Rehabilitation							
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$4,800	2051	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Granite	10%	4+	\$900	LIFE	* *			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Entry Stair							
	Pavers/Stone	40%			2037	* *			
Parking/Driveway									
	Asphalt	100%	0-2	\$3,900	2043	* *			
		Ponding, Extent : Light, Area Affected : 15%							
		Location : Parking At Rear Area							

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
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									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	**	5	\$300	
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	5%			2050	**	5		
	Molded Case Bkrs	95%			2050	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	100%			2051	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	\$12,100	10	\$1,000	
	LED	50%			2044	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	LED	40%			2042	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$1,300	
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	HID	25%			2039	**	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	**	1-3	\$6,800	

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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									
	Energy Source								
	Natural Gas	100%			2044	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2032	\$115,300	1	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	**	4	\$500	
	Terminal Devices								
	Air Handler	40%			2034	\$81,600	1	\$2,600	
	Convactor/Radiator	60%			2039	**	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2034	\$160,000	1	\$5,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units. Second Floor New Extension								
	Terminal Devices								
	Air Handler/Dir Expansion	100%	2-4	\$4,200	2034	\$208,000	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Bottom Of The Unit, Basement								
	Heat Rejection								
	Dry Cooler	100%			2034	\$49,800	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	2-4	\$9,500	LIFE	**	2-5	\$6,000	
	Unbalanced System, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Exhaust Fans								
	Interior	100%			2034	\$48,100	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

BROOKLYN PUBLIC LIBRARY - 038
SARATOGA BRANCH LIBRARY
Asset # : 13266

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 1st Floor

Explanation : One Hydraulic Chair Lift

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

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

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

Print Date : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : SPRING CREEK BRANCH LIBRARY
Address : 12143 FLATLANDS AVE. @NEW JERSEY AVENUE
Borough : BROOKLYN **Agency's Number** : 85
Program / Asset # : BPL0S85.000 / 13267 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 18-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4413 **Lot** : 25 **BIN** : 3098071

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$122,300	\$122,300
Total	\$122,300	\$122,300
Importance Code A	\$122,300	\$122,300
Total	\$122,300	\$122,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,600		\$8,800	
Interior Architecture	\$8,900			\$1,200
Electrical	\$20,000	\$700	\$1,800	\$800
Mechanical	\$2,700	\$1,700	\$27,300	\$1,900
Site Pavements	\$9,600			
Total	\$62,700	\$2,400	\$37,900	\$3,900
Importance Code A	\$22,000	\$400	\$9,300	\$400
Importance Code B	\$40,500	\$2,000	\$28,600	\$3,600
Importance Code C	\$300			
Total	\$62,700	\$2,400	\$37,900	\$3,900



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

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

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

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	\$21,600	LIFE	* *	5	\$12,900	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Panel	10%			2044	* *	5-10	\$11,100	
	Metal: Cage/Fence	5%			2039	* *	5	\$3,500	
	Window Wall	5%			2044	* *	5	\$3,000	
Parapets									
	Masonry: Brick	40%			LIFE	* *	5	\$700	
	Metal Panel	60%			2054	* *	5	\$4,000	
Roof									
	Roll Roofing	90%	Now	\$122,300	2036	\$122,300	5	\$15,500	
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Roof								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Reading Room								
	Skylight, Metal/Glass	10%			2054	* *	10	\$6,900	
Soffits									
	Stucco Cement	100%			2039	* *	5	\$1,000	
Interior									
Floors									
	Cast in Place Concrete	5%	0-2	\$900	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	Ceramic Tile	5%	4+	\$3,100	2037	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Toilets Throughout								
	Worn/Erode, Extent : Light, Area Affected : 100%								
	Location : Toilets Throughout								
	Vinyl Tile	90%			2039	* *	3	\$4,900	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	* *	5	\$4,100	
	Masonry: Brick	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$3,600	2047	* *	5	\$5,300	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Reading Room								
	Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	* *			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$9,300	2047		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Along Flatlands Avenue</i>									

On-Site Walkways

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

Pavers/Stone	75%			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

Molded Case Bkrs	100%			2044		**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2044		**	5	\$200	
------------------	------	--	--	------	--	----	---	-------	--

Raceway

Conduit	100%			2044		**	1		
---------	------	--	--	------	--	----	---	--	--

Panelboards

Fused Disc Sw	10%			2042		**	5		
Molded Case Bkrs	90%			2042		**	5	\$200	

Wiring

Thermoplastic	100%			2044		**	1		
---------------	------	--	--	------	--	----	---	--	--

Motor Controllers

Locally Mounted	50%			2039		**	5		
Variable Frequency Drive	50%			2039		**			

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100	
---------	------	--	--	------	--	----	---	-------	--

Lighting

Interior Lighting

LED	100%			2039		**			
-----	------	--	--	------	--	----	--	--	--

Egress Lighting

Emergency, Battery	50%			2039		**	10	\$900	
Exit, Service	50%			2039		**	1		

Exterior Lighting

HID	30%			2039		**	10		
No Component	70%								

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

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% 2039 * * 1 \$2,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2-4 \$19,600 2044 * * 1-3 \$4,200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Obsolete Fire Alarm System. 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% 2044 * * 1

Conversion Equipment
Hot Water Boiler

100% 2039 * * 1 \$3,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Utility Room
Explanation : 1 Unit

Distribution
Hot Wtr Piping/Pump

100% 2042 * * 4 \$400

Terminal Devices

Air Handler 95% 2039 * * 1 \$4,400
 Convector/Radiator 5% 2039 * * 1 \$100

Controls

Electrical 100% 2032 \$42,300

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Reciprocating
Compr/Chiller

100% 2039 * * 1 \$3,500
R-410a Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Terminal Devices

Air Handler/Cool/Ht 100% 2039 * * 1 \$4,600

Heat Rejection

Air Cooled Condenser Unit 100% 2039 * * 2 \$5,200

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
SPRING CREEK BRANCH LIBRARY
Asset # : 13267

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$200	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : The Actuator, Utility Room							
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$4,000	
Exhaust Fans									
	Interior	20%			2039	**	2		
	Roof	80%			2034	\$11,800	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
Water Heater With Tanks									
	Electric	100%			2029	\$24,000	4		
		Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : STONE AVENUE BRANCH LIBRARY
Address : 581 MOTHER GASTON BLVD. @ DUMONT AVE.
Borough : BROOKLYN **Agency's Number** : 26
Program / Asset # : BPL0S26.000 / 13268 **Yr Built/Renovated** : 1914 / 2007
Area Sq Ft : 14,252 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 20-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3794 **Lot** : 18 **BIN** : 3084596

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	\$3,200	\$4,800
Total	\$3,200	\$4,800
Importance Code B	\$3,200	\$4,800
Total	\$3,200	\$4,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$14,100	\$3,300	
Interior Architecture	\$51,200		\$1,600	\$1,400
Electrical	\$12,000	\$15,800	\$1,700	\$1,300
Mechanical	\$2,000	\$21,000	\$3,400	\$3,600
Site Enclosure	\$15,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$88,100	\$58,100	\$17,200	\$13,600
Importance Code A	\$700	\$15,000	\$4,000	\$700
Importance Code B	\$64,100	\$43,100	\$13,200	\$12,900
Importance Code C	\$23,300			
Total	\$88,100	\$58,100	\$17,200	\$13,600



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
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%			2049	**	5	\$6,500	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$3,500	
	Masonry: Limestone	15%			LIFE	**	5	\$800	
Roof									
	Modified Bitumen	100%			2038	**	10	\$14,100	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2032	\$58,700	3	\$4,900	
	Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2046	**	5	\$800	
	Vinyl Tile	69%	2-4	\$6,300	2038	**	3	\$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 3%									
Location : Throughout									
	Wood	3%	Now	\$29,700	2073	**	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%			2046	**	5	\$1,100	
	Gypsum Board	20%			LIFE	**	5	\$2,700	
	Masonry: Fieldstone	5%	4+	\$2,100	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
Explanation : Peeling Paint									
	Plaster	50%	2-4	\$5,500	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor Reading Room									
	Wood	20%			LIFE	**	5	\$17,900	
Ceilings									
	AcousTileSusp.Lay-In	10%			2046	**	5	\$1,600	
	Gypsum Board	15%			LIFE	**	5	\$3,100	
	Plaster	75%	2-4	\$7,600	LIFE	**	5	\$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor Reading Room									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Mechanical Room									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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	

Site Enclosure

Fence/Gates

Iron Picket

100% Now \$15,700 2068 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Dumont Avenue

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Various

Impact Damage, Extent : Light, Area Affected : 5%

Location : Mother Gaston Boulevard

Retaining Walls

Cast in Place Concrete

100% 2053 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

90% 2038 * *

Pavers/Stone

10% 2036

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% 2033 \$44,000 5 \$400

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw

10% 2033 \$4,400 5

Molded Case Bkrs

90% 2033 \$39,600 5 \$300

Raceway

Conduit

80% 2033 \$29,900 1

Conduit

20% 2053 * * 1

Panelboards

Fused Disc Sw

10% 2049 * * 5

Molded Case Bkrs

70% 2032 \$14,200 5 \$300

Molded Case Bkrs

20% 2049 * * 5 \$100

Wiring

Thermoplastic

20% 2053 * * 1

Thermoplastic

80% 2033 \$27,000 1

Motor Controllers

Locally Mounted

100% 2046 * * 5 \$100

Ground

Grounding Devices

Generic

100% 2-4 \$10,500 LIFE * * 5 \$200

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

Location : Metal Water Pipe

Explanation : Corroded

Lighting

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2038	* *	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine							
		Explanation : T-8 Lamps							
	Fluorescent	88%			2038	* *	10	\$11,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	2%			2028	\$3,200	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : T-12 Lamps							
	Fluorescent	3%			2033	\$4,800	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-9 Lamps							
	LED	2%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2038	* *	10	\$1,700	
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	HID	25%			2033	\$16,900	10		
	No Component	75%							
Alarm									
Security System	Generic	100%			2038	* *	1	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2038	* *	1-3	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%			2053	* *	1		

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

BROOKLYN PUBLIC LIBRARY - 038
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2046	**	1	\$7,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2049	**	4	\$700	
	Terminal Devices								
	Air Handler	60%			2038	**	1	\$5,300	
	Convactor/Radiator	40%			2038	**	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Reciprocating	80%			2038	**	1	\$5,300	
	Compr/Chiller								
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
		Explanation : Refrigerant 410a							
	Exterior Pkg Unit - Cooling	20%			2033	\$31,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Dir	80%			2038	**	1		
	Expansion								
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser	80%			2038	**	2	\$7,900	
	Unit								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	
	Exhaust Fans								
	Interior	100%			2038	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$17,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 1st Floor, Mezzanine And Second 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : ULMER PARK BRANCH LIBRARY
Address : 2602 BATH AVE. @26TH AVENUE
Borough : BROOKLYN **Agency's Number** : 71
Program / Asset # : BPL0U71.000 / 13270 **Yr Built/Renovated** : 1963 / 2007
Area Sq Ft : 8,133 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 17-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6897 **Lot** : 35 **BIN** : 3186777

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$150,300
Interior Architecture	\$88,200	
Total	\$88,200	\$150,300
Importance Code A		\$150,300
Importance Code B	\$88,200	
Total	\$88,200	\$150,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$14,300	\$19,000		\$300
Interior Architecture	\$7,100	\$300		\$1,300
Electrical	\$900	\$800	\$800	\$900
Mechanical	\$3,800	\$700	\$28,700	\$700
Site Pavements	\$59,300			
Total	\$85,500	\$20,800	\$29,500	\$3,300
Importance Code A	\$14,700	\$19,400	\$400	\$700
Importance Code B	\$21,800	\$1,400	\$29,000	\$2,600
Importance Code C	\$48,900			
Total	\$85,500	\$20,800	\$29,500	\$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
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	10%			LIFE	**	5	\$700	
	Glass Block	2%			LIFE	**	5	\$100	
	Masonry: Brick	63%	2-4	\$11,300	LIFE	**	5	\$6,700	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
		Location : Throughout Exterior							
	Stucco Cement	25%	2-4	\$3,100	2047	**	5	\$3,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Rear Of Building							
Windows									
	Aluminum	100%			2050	**	5	\$600	
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$300	
	No Component	50%							
Roof									
	Roll Roofing	100%			2033	\$150,300	5	\$38,000	
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Roof							
Soffits									
	Stucco Cement	100%			2051	**	5		
Interior									
Floors									
	Cast in Place Concrete	7%	Now	\$88,200	LIFE	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement Stairs							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Concrete Pavers Loose Layed Over Existing Basement Floor							
	Ceramic Tile	5%			2043	**	5	\$600	
	Vinyl Tile	88%			2039	**	3	\$5,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	20%			LIFE	**	5	\$500	
	Gypsum Board	75%			LIFE	**	5	\$2,600	
Ceilings									
	AcousTileSusp.Lay-In	95%			2047	**	5	\$11,600	
	Plaster	5%			LIFE	**	5	\$400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$10,300	2047	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : 26th Avenue And Front Of Building</i>									

On-Site Walkways

Cast in Place Concrete	100%			2047	**				
------------------------	------	--	--	------	----	--	--	--	--

Parking/Driveway

Cast in Place Concrete	100%	Now	\$48,900	2054	**				
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Driveway</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%			2060	**		5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Three 100 Ampere Main Disconnect Switches</i>									

Raceway

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

Panelboards

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

Wiring

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

Motor Controllers

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

Ground

Grounding Devices

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

Lighting

Interior Lighting

LED	100%			2042	**				
-----	------	--	--	------	----	--	--	--	--

Egress Lighting

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

Exterior Lighting

LED	20%			2042	**				
No Component	80%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Generic

50%

2042

* *

1

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior And Interior**Explanation : Cameras Security System*

Generic

50%

2039

* *

1

\$1,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2042

* *

1-3

\$5,200

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

Furnace

100%

2034

\$25,700

1

\$4,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Two Gasoline Fired Packaged Rooftop Units. See Air Conditioning**Conversion Equipment.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,500

Terminal Devices

Fan Coil Unit/Heat

100%

2039

* *

1

\$2,600

Controls

Electrical

100%

2032

\$45,900

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2039

* *

2

\$500

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$10,600

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,500

Exhaust Fans

Roof

100%

2034

\$16,000

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2044

* *

1

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2029	\$24,000	4		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$500	2027	\$2,500	4	\$200	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : WALT WHITMAN BRANCH LIBRARY
Address : 93 SAINT EDWARDS ST. BETWEEN MYRTLE AND PARK AVES.
Borough : BROOKLYN **Agency's Number** : 62
Program / Asset # : BPL0W62.000 / 13271 **Yr Built/Renovated** : 1908 / 1999
Area Sq Ft : 7,482 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 14-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2039 **Lot** : 1 **BIN** : 3058036

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$323,700
Total		\$323,700
Importance Code A		\$80,700
Importance Code B		\$243,100
Total		\$323,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				\$1,500
Interior Architecture	\$1,800	\$300		\$900
Electrical	\$700	\$600	\$1,600	\$700
Mechanical	\$600	\$1,700	\$18,500	\$1,800
Site Pavements	\$3,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$13,500	\$9,700	\$27,200	\$12,100
Importance Code A	\$400	\$400	\$400	\$1,900
Importance Code B	\$9,900	\$9,400	\$26,900	\$10,200
Importance Code C	\$3,200			
Total	\$13,500	\$9,700	\$27,200	\$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
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	
	Masonry: Limestone	25%			LIFE	**	5	\$2,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Cornice									
Windows									
	Aluminum	100%			2050	**	5	\$3,100	
Roof									
	Slate	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Sloped Roof									
Explanation : Slate Roof Is In Good Condition.									
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$6,900	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	65%			2039	**	3	\$3,400	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$1,600	
	Masonry: Brick	5%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$3,000	
Ceilings									
	AcousTileSusp.Lay-In	20%			2047	**	5	\$1,800	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Plaster	55%			LIFE	**	5	\$3,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2054	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2044	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Entry									
Explanation : This Is Actually Granite									
Retaining Walls									
	Cast in Place Concrete	40%			2054	**			
	Masonry: Brick	60%			2044	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2051	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front And Side									
Explanation : Recently Constructed									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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	\$1,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard Walkways</i>								

Masonry: Granite	50%			LIFE	**			
------------------	-----	--	--	------	----	--	--	--

Parking/Driveway

Asphalt	100%	Now	\$2,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$3,800	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 200 Amperes Each</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
------------------	------	--	--	------	----------	---	-------	--

Raceway

Conduit	100%			2034	\$37,400	1		
---------	------	--	--	------	----------	---	--	--

Panelboards

Molded Case Bkrs	25%			2042	**	5	\$100	
Molded Case Bkrs	75%			2033	\$15,200	5	\$100	

Wiring

Thermoplastic	100%			2044	**	1		
---------------	------	--	--	------	----	---	--	--

Motor Controllers

Locally Mounted	100%			2032	\$24,200	5	\$100	
-----------------	------	--	--	------	----------	---	-------	--

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
---------	------	--	--	------	----	---	-------	--

Lighting

Interior Lighting

Fluorescent	35%			2034	\$29,700	10	\$2,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	5%			2034	\$4,200	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

LED	60%			2039	**			
-----	-----	--	--	------	----	--	--	--

Egress Lighting

Emergency, Battery	50%			2039	**	10	\$900	
Exit, Service	50%			2039	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

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

Lighting

Exterior Lighting

HID

25%

2034

\$8,900

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Perimeter**Explanation : Controlled Via Photocell*

No Component

75%

Alarm

Security System

No Component

50%

Generic

50%

2034

\$7,100

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Inside Only**Explanation : Surveillance Cameras And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$4,800

*Other Observation, Extent : N/A, 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%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$80,700

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$400

Terminal Devices

Convactor/Radiator

80%

2039

* *

1

\$1,900

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Terminal Devices

Air Handler/Dir

100%

2034

\$145,600

1

Expansion

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Basement**Explanation : Hot Water Heating Coil*

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

Maintenance \$ are aggregated over a ten-year period. Site 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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2034	\$22,000	2	\$5,200	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
	Exhaust Fans							
	Interior	100%		2034	\$33,700	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2034	\$97,500	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$17,300	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : WASHINGTON IRVING BRANCH LIBRARY
Address : 360 IRVING AVE. @WOODBINE ST.
Borough : BROOKLYN **Agency's Number** : 61
Program / Asset # : BPL0W61.000 / 13272 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 9,285 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 12-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3362 **Lot** : 32 **BIN** : 3076852

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$497,900	
Interior Architecture	\$72,500	
Mechanical	\$52,400	\$273,100
Total	\$622,800	\$273,100
Importance Code A	\$497,900	
Importance Code B	\$52,400	\$273,100
Importance Code C	\$72,500	
Total	\$622,800	\$273,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$14,200			
Interior Architecture	\$1,100	\$700		\$1,100
Electrical	\$14,400	\$1,100	\$8,100	\$900
Mechanical	\$1,000	\$2,400	\$19,000	\$2,600
Site Enclosure	\$15,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$53,200	\$11,500	\$34,300	\$11,800
Importance Code A	\$14,600	\$500	\$500	\$500
Importance Code B	\$25,200	\$10,600	\$33,800	\$11,400
Importance Code C	\$13,300	\$500		
Total	\$53,200	\$11,500	\$34,300	\$11,800



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
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$296,500	LIFE	* *	5	\$17,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 25%							
		Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
	Masonry: Limestone	5%	Now	\$5,600	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Front Entrance							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
Windows									
	Aluminum	100%	Now	\$8,600	2050	* *	5	\$1,800	
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
Roof									
	Slate	100%	Now	\$201,400	LIFE	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		Location : Over Mezzanine							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Mezzanine, First Floor							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Explanation : Slate Tile Falling Off Roof, Netting Installed For Safety							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,200	
	Ceramic Tile	5%			2043	* *	5	\$500	
	Vinyl Tile	85%			2039	* *	3	\$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
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									
Interior Walls									
	Ceramic Tile	5%			2043	* *	5	\$900	
	Masonry: Brick	5%			LIFE	* *			
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Mechanical Room								
	Plaster	40%	Now	\$72,500	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Basement Fan Room								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Basement Fan Room								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : Basement Fan Room								
	Plaster	50%			LIFE	* *	5	\$2,800	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$200	
	Plaster	90%			LIFE	* *	5	\$5,900	
Site Enclosure									
Fence/Gates									
	Chain Link	25%	2-4	\$2,400	2044	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Rear Lot Line								
	Iron Picket	75%	Now	\$8,000	2054	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Free Standing Walls									
	Masonry: Brick	100%	Now	\$2,900	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$2,100	2054	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Rear Of Building								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	* *			

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

Under 600 Volts

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$3,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
	Raceway								
	Conduit	90%			2034	\$33,600	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2033	\$16,200	5	\$200	
	Molded Case Bkrs	20%			2050	* *	5		
	Wiring								
	Braided Cloth	40%	2-4	\$13,500	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 10%							
		Location : Main Floor And Upper Level							
	Thermoplastic	50%			2034	\$16,900	1		
	Thermoplastic	10%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$24,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2029	\$5,300	10	\$400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	LED	95%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$1,100	
	Exit, Battery	50%			2039	* *	10	\$300	
	Exterior Lighting								
	LED	25%			2044	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$3,500	
		Other Observation, Extent : N/A, 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
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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2034

\$24,300

1-3

\$5,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical Room**Explanation : Central Control Panel, Smoke Detection.*

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%

2054

* *

1

*Other Observation, Extent : N/A, Area Affected : 5%**Location : Basement**Explanation : Former Oil Tank Still In Place*

Conversion Equipment

Hot Water Boiler

100%

2039

* *

1

\$4,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$500

Terminal Devices

Air Handler

70%

2034

\$124,100

1

\$4,000

*Other Observation, Extent : N/A, Area Affected : 70%**Location : Basement**Explanation : With Electric Duct Heater At First Floor.*

Convactor/Radiator

30%

2039

* *

1

\$900

Controls

Electrical

100%

2029

\$52,400

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2032

\$149,000

2

\$600

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement Equipment Room**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Equipment Room**Explanation : 1 Unit Served By 2 Ducted Indoor Condensers.*

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2034	\$27,300	2	\$6,500	
			Other Observation, Extent : N/A, 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%			2034	\$41,800	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,300	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : One 40 Gallon Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : WILLIAMSBURGH BRANCH LIBRARY
Address : 240 DIVISION AVE. @ MARCY AVE.
Borough : BROOKLYN **Agency's Number** : 60
Program / Asset # : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2014
Area Sq Ft : 22,980 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 01-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2189 **Lot** : 1 **BIN** : 3060090

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$415,600	\$90,200
Interior Architecture		\$70,700
Electrical	\$71,200	\$145,300
Mechanical		\$500,500
Total	\$486,800	\$806,700
Importance Code A	\$415,600	\$90,200
Importance Code B	\$71,200	\$645,800
Importance Code C		\$70,700
Total	\$486,800	\$806,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,800	\$21,900		
Interior Architecture	\$44,200	\$2,600	\$4,300	
Electrical	\$2,700	\$21,600	\$2,300	\$2,600
Mechanical	\$3,000	\$7,400	\$5,400	\$2,000
Site Enclosure	\$15,500			
Site Pavements	\$28,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$131,000	\$60,700	\$19,200	\$11,800
Importance Code A	\$30,900	\$23,300	\$1,100	\$1,100
Importance Code B	\$82,000	\$37,400	\$18,000	\$10,700
Importance Code C	\$18,000			
Total	\$131,000	\$60,700	\$19,200	\$11,800



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
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
Exterior								
Exterior Walls								
Copper/Terne	2%			2068	**	10	\$5,100	
Masonry: Brick	15%	4+	\$29,800	LIFE	**	5	\$16,300	
Graffiti, Extent : Light, Area Affected : 1%								
Location : Rodney Street								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Rodney Street								
Masonry: Brick	68%			LIFE	**	5	\$73,900	
Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows								
Wood	100%	Now	\$415,600	2058	**	5	\$46,600	
Air Infiltration, Extent : Severe, Area Affected : 15%								
Location : 2nd Floor North Facing Windows								
Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Window Exterior								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Adult Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$2,000	
Masonry: Brick Cavity	60%			LIFE	**	5	\$4,000	
Masonry: Limestone	10%			LIFE	**	5	\$800	
Roof								
Copper/Terne	25%			2061	**	10	\$14,000	
Modified Bitumen	75%			2038	**	10	\$16,800	
Interior								
Floors								
Carpet	10%			2032	\$67,500	3	\$5,200	
Ceramic Tile	5%			2042	**	5	\$1,700	
Sheet Vinyl/Rubber	10%			2038	**	5	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Dance Studio								
Explanation : Rubber Dance Floor								
Vinyl Tile	60%			2038	**	3	\$7,700	
Wood	15%			2061	**	5	\$9,700	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$2,900	
Plaster	65%			LIFE	**	5	\$11,500	
Wood	30%			LIFE	**	5	\$70,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$1,300	2046	* *	5	\$1,700	
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Basement 826 NYC Space					
	Plaster	70%	2-4	\$40,600	LIFE	* *	5	\$15,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout 2nd Floor; Stairwells, Storage And Electrical Rooms					
	Plaster	20%			LIFE	* *	5	\$4,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$14,200	2053	* *			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Free Standing Walls									
	Masonry: Brick	100%	Now	\$1,300	2043	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 2%					
				Location : Throughout					
				Joint Mortar Miss/Erode, 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%			2053	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$27,500	2046	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Tripping Hazard, Extent : Moderate, Area Affected : 5%					
				Location : Rodney Street					
On-Site Walkways									
	Cast in Place Concrete	50%			2046	* *			
	Pavers/Stone	50%	2-4	\$1,000	2042	* *			
				Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%					
				Location : Throughout					

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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%			2033	\$48,100	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2053	**	5		
	Molded Case Bkrs	70%			2033	\$33,700	5	\$400	
Raceway									
	Conduit	90%			2043	**	1		
	Conduit	10%			2053	**	1		
Panelboards									
	Molded Case Bkrs	25%			2032	\$8,300	5	\$200	
	Molded Case Bkrs	50%			2049	**	5	\$300	
	Molded Case Bkrs	25%			2041	**	5	\$200	
Wiring									
	Thermoplastic	90%			2043	**	1		
	Thermoplastic	10%			2053	**	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$79,500	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2038	**	10	\$6,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas									
Explanation : T-8 Lamps									
	Fluorescent	25%			2028	\$71,200	10	\$5,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	35%			2038	**	10	\$7,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Hallways									
Explanation : Compact Fluorescent Lights									
	LED	10%			2041	**			
Egress Lighting									
	Emergency, Battery	50%			2033	\$21,400	10	\$2,800	
	Exit, Service	50%			2033	\$4,300	1		

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

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									
	Exterior Lighting								
	Fluorescent	20%			2033	\$20,300	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2033	\$65,800	1-3	\$14,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$11,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%			2038	* *	1	\$7,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2033	\$223,700	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 6 Rooftop Package Units On Roof							
	Split Unit	20%			2033	\$121,100			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 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
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									
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2033	\$155,600	1	\$1,500	
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2033	\$23,400	2	\$3,200	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans									
	Interior	20%			2033	\$22,600	2	\$100	
	Roof	80%			2033	\$39,600	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$19,000	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 40 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$5,100	4	\$700	
Fixtures									
	Generic	100%							
	Abandoned in Place, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Restroom								
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, 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 : 13-Aug-2025

BROOKLYN PUBLIC LIBRARY - FY 2026

Asset Name : WINDSOR TERRACE BRANCH LIBRARY
Address : 160 E. 5TH ST. @FORT HAMILTON PARKWAY
Borough : BROOKLYN **Agency's Number** : 77
Program / Asset # : BPL0W77.000 / 13273 **Yr Built/Renovated** : 1969 / 1994
Area Sq Ft : 7,100 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5318 **Lot** : 10 **BIN** : 3124000

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Site Pavements		\$106,100
Total		\$106,100
Importance Code C		\$106,100
Total		\$106,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$12,300	\$21,300	\$400	
Interior Architecture	\$17,500		\$1,100	\$4,700
Electrical	\$20,700	\$600	\$500	\$400
Mechanical	\$500	\$400	\$1,100	\$400
Site Pavements	\$23,300			
Total	\$74,400	\$22,300	\$3,100	\$5,500
Importance Code A	\$12,600	\$21,800	\$700	\$400
Importance Code B	\$30,800	\$500	\$2,400	\$5,200
Importance Code C	\$30,900			
Total	\$74,400	\$22,300	\$3,100	\$5,500



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

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

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

BROOKLYN PUBLIC LIBRARY - 038
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%			LIFE	**	5	\$3,900	
	Glass Block	5%			LIFE	**	5	\$500	
	Masonry: Brick Cavity	65%			LIFE	**	5	\$10,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Building Is Above Subway, Building Vibrates When Trains Pass Below									
	Metal, Corrugated	15%			2053	**	1		
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Windows									
	Aluminum	100%			2049	**	5	\$800	
Roof									
	Single Ply Membrane	100%			2038	**	10	\$21,300	
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Other Observation, Extent : N/A, Area Affected : 45%									
Location : Roof									
Explanation : Planted Material On Top Of Existing Roof Within Concrete Paver Curbs									
Soffits									
	Cast in Place Concrete	90%	Now	\$8,200	LIFE	**	5	\$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Soffits Throughout									
	Metal Panel	10%	Now	\$4,100	2063	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Above Trash Storage									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
	Terrazzo	5%	Now	\$10,000	LIFE	**	5	\$400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Entry Foyer									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : Entry Foyer									
	Vinyl Tile	85%			2041	**	3	\$3,400	
Interior Walls									
	Concrete Masonry Unit	35%	Now	\$7,500	LIFE	**	5	\$1,600	
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 2%									
Location : Office Behind Computer Server									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Throughout									
Explanation : Building Vibrates As Subway Trains Pass Below									
	Glass: Single Pane	5%			LIFE	**	5	\$400	
	Gypsum Board	55%			LIFE	**	5	\$3,700	
	Masonry: Brick	5%			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
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
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%			2050	* *	5	\$9,500	
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Cast Iron Rail	100%			2053	* *	5		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2046	* *			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Adjacent Driveway And Parking Lot							
	Tripping Hazard, Extent : Moderate, Area Affected : 10%							
	Location : Adjacent Driveway							
Parking/Driveway								
Asphalt	100%	Now	\$21,200	2036	\$106,100			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Driveway And Parking Lot							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Driveway							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
	Location : Driveway							

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%			2033	\$44,000	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 350 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2033	\$44,000	5	\$200	
Raceway									
Conduit		80%			2043	* *	1		
Conduit		20%			2059	* *	1		
Panelboards									
Fused Disc Sw		10%			2041	* *	5		
Molded Case Bkrs		70%			2041	* *	5	\$100	
Molded Case Bkrs		20%			2055	* *	5		

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

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									
Wiring									
	Braided Cloth	60%	2-4	\$20,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2033	\$6,800	1		
	Thermoplastic	20%			2059	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	LED	100%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2041	* *	10	\$900	
	Exit, Service	50%			2041	* *	1		
Exterior Lighting									
	LED	30%			2041	* *			
	No Component	70%							
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2041	* *	1-3	\$4,400	
Other Observation, Extent : N/A, 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%			2053	* *	1		
	Conversion Equipment								
	Furnace	100%			2043	* *	1	\$3,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 1 Brand New Rooftop Package Unit On Roof							
Air Conditioning									
	Energy Source								
	Electricity	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
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
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	95%			2043	* *	2	\$400	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1 Brand New Rooftop Unit On Roof.</i>									
	Split Unit	5%			2043	* *			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1 Unit On Roof</i>									
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2043	* *	1	\$100	
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2043	* *	2	\$200	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
Exhaust Fans									
	Roof	100%			2043	* *	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2032	\$17,300	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st Floor Equipment Room</i>									
<i>Explanation : One 55 Gallon Unit</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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