

Print Date : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

Asset Name : **BROOKLYN CENTRAL LIBRARY**
Address : **1 GRAND ARMY PLAZA @ FLATBUSH AVE. & 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 : **25-Jul-2012** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,5**
Block : **1183** **Lot** : **2** **BIN** : **3029665**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,534,800	\$1,089,600
Interior Architecture	\$1,226,000	\$390,400
Electrical	\$65,300	\$2,371,000
Mechanical	\$67,400	\$3,380,100
Total	\$2,893,500	\$7,231,200
Priority A	\$1,534,800	\$1,089,600
Priority B	\$482,300	\$5,992,700
Priority C	\$876,400	\$148,900
Total	\$2,893,500	\$7,231,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$48,400	\$800	\$2,300	
Interior Architecture	\$71,600		\$68,700	\$22,900
Electrical	\$29,300	\$6,600	\$7,300	\$7,300
Mechanical	\$129,900	\$85,700	\$149,500	\$97,800
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
Total	\$320,500	\$134,400	\$269,000	\$169,200
Priority A	\$48,400	\$800	\$2,300	
Priority B	\$234,200	\$133,600	\$218,400	\$146,300
Priority C	\$37,900		\$48,300	\$22,900
Total	\$320,500	\$134,400	\$269,000	\$169,200



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

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 Code	
Exterior									
Exterior Walls									
Bronze/Brass	2%			LIFE	**	10	\$45,200	A	
Masonry: Brick	5%			LIFE	**	5	\$14,500	A	
Masonry: Granite	5%	0-2	\$52,300	LIFE	**	5	\$5,400	A	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	62%	0-2	\$241,400	LIFE	**	5	\$67,300	A	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	5%			2049	**	5-10	\$49,700	A	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Balcony Conference Room									
Metal Coiling Doors	2%			2028	**	5	\$9,000	A	
Pre-Cast Concrete	10%	4+	\$55,700	LIFE	**	5	\$47,000	A	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : South Facade Between Popular Library And Languages									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : South Facade Between Popular Library And Languages									
Stucco Cement	9%	Now	\$44,000	2036	**	5	\$16,300	A	
Other Observation, Extent : Light, Area Affected : 25%									
Location : At Overhead Doors Facing Parking Area									
Explanation : Corroded Steel Lintels									
Windows									
Aluminum	10%			2039	**	5	\$3,200	A	
Aluminum	5%			2045	**	5	\$1,600	A	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Balcony Conference Room									
Bronze/Brass	60%	Now	\$208,000	2031	**	5	\$60,800	A	
Hardware Missing, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Glass Block	10%	Now	\$60,800	LIFE	**	5	\$2,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : South Facade Facing Second Floor Roof									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : South Facade Facing Second Floor Roof									
Explanation : Corroded Steel Support									
Steel	15%	0-2	\$304,800	2048	**	5	\$30,400	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Stairs, Sections Of South Facades									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs, Sections Of South Facade									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs, Sections Of South 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
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 Code	
Exterior									
Parapets									
Masonry: Brick	25%			LIFE	**	5-10	\$30,400	A	
Masonry: Limestone	65%			LIFE	**	5-10	\$141,100	A	
Stucco Cement	10%			2036	**	5	\$4,600	A	
Roof									
Asphalt Macadam	15%			2028	**	5	\$15,500	A	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Parking Area									
Modified Bitumen	73%	Now	\$351,400	2023	\$878,400			A	
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Over Third Floor Roof									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Over Third Floor Roof									
Plaza Roof: Stone Panels	10%			2049	**			A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : At Plaza									
Explanation : Recent Replacement Evident									
Skylight, Metal/Glass	2%	Now	\$44,800	2033	**			A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : At Third Floor Roof Over Art And Music Areas									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : At Third Floor Roof Over Art And Music Areas									
Interior									
Floors									
Carpet	15%			2022	\$386,600	3	\$91,500	C	
Recent Installation, Extent : Light, Area Affected : 10%									
Location : New Auditorium									
Cast in Place Concrete	7%			LIFE	**	5	\$124,600	C	
Ceramic Tile	3%			2032	**	5	\$12,200	C	
Terrazzo	5%			LIFE	**	5	\$31,800	C	
Terrazzo	2%			LIFE	**	5	\$12,700	C	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Auditorium									
Vinyl Tile	33%	2-4	\$548,600	2028	**	3	\$50,300	C	
Adhesion Failure, Extent : Moderate, Area Affected : 35%									
Location : Language Literature, Social Science, Book Storage Areas									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Language Literature, Social Science, Book Storage Areas									
Loose Units, Extent : Moderate, Area Affected : 20%									
Location : Language Literature, Social Science, Book Storage Areas									
Vinyl Tile	30%			2028	**	3	\$45,800	C	
Vinyl Tile	5%			2031	**	3	\$7,600	C	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : New Balcony Conference Room									

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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 Code	
Interior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**	10	\$54,100	C	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,700	C	
Glass: Single Pane	5%			LIFE	**	5	\$16,200	C	
Gypsum Board	20%			LIFE	**	5-10	\$73,600	C	
Recent Installation, Extent : Light, Area Affected : 10%									
Location : New Auditorium And Balcony Conference Room									
Masonry: Brick	5%			LIFE	**	10	\$3,200	C	
Marble Panels	2%	Now	\$40,600	LIFE	**			C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : At Auditorium Exit									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : At Auditorium Exit									
Plaster	43%	Now	\$36,600	LIFE	**	5	\$27,900	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Balcony Corridor Facing Lobby									
Wood	10%			LIFE	**	5	\$173,200	C	
Recent Replace Evident, Extent : Light, Area Affected : 10%									
Location : New Auditorium									
Ceilings									
AcousTileConcealSpLn	15%			2036	**	5	\$76,300	B	
AcousTileConcealSpLn	20%	0-2	\$33,600	2028	**	5	\$50,900	B	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	10%			2036	**	5	\$40,700	B	
Exposed Concrete	10%			LIFE	**	5-10	\$50,900	B	
Gypsum Board	5%			LIFE	**	5-10	\$69,900	B	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : New Auditorium And Balcony Conference Room									
Gypsum Board	10%			LIFE	**	5-10	\$139,800	B	
Plaster	30%			LIFE	**	5-10	\$209,800	B	

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)		Code
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	50%			2049	* *	5	\$3,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4000 Amps Main Disconnect Switch							
	Molded Case Bkrs	50%			2049	* *	5	\$3,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4000 Amps Main Disconnect Switch							

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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 Code
Under 600 Volts									
	Transformers								
	Dry Type	100%			2040	* *	5	\$1,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2 Transformers @ 500 Kva							
Switchgear / Switchboard									
	Molded Case Bkrs	50%			2049	* *	5	\$3,800	B
	Molded Case Bkrs	50%			2049	* *	5	\$3,800	B
Raceway									
	Conduit	60%			2023	\$173,100	1		B
	Conduit	10%			2033	* *	1		B
	Conduit	30%			2049	* *	1		B
Panelboards									
	Molded Case Bkrs	65%			2022	\$188,800	5	\$4,900	B
	Molded Case Bkrs	30%			2045	* *	5	\$2,300	B
	Molded Case Bkrs	5%			2031	* *	5	\$400	B
Wiring									
	Braided Cloth	20%	2-4	\$65,300	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	60%			2033	* *	1		B
	Thermoplastic	20%			2049	* *	1		B
Motor Controllers									
	Locally Mounted	20%			2028	* *	5	\$400	B
	Locally Mounted	70%			2021	\$383,000	5	\$1,400	B
	Locally Mounted	10%			2040	* *	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$8,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									

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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 Code
Lighting								
Interior Lighting								
Fluorescent	65%			2023	\$1,123,500	10	\$162,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	20%			2031	* *	10	\$49,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 And T-5 Lamps</i>							
Fluorescent	5%			2018	\$86,400	10	\$12,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Uisng T-12 Lamps</i>							
HID	5%			2031	* *	10	\$400	B
HID	2%			2018	\$24,300	10	\$200	B
Incandescent	3%			2018	\$51,900	2	\$200	B
Egress Lighting								
Emergency, Service	40%			2023	\$19,300	1		B
Emergency, Service	10%			2031	* *	1		B
Exit, LED	10%			2058	* *	1		B
Exit, Service	40%			2023	\$19,300	1		B
Exterior Lighting								
HID	100%			2023	\$128,100	10	\$900	B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	* *	1-3	\$53,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Tank Of 15,000 Gallons</i>							
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$269,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Boilers</i>							

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BROOKLYN PUBLIC LIBRARY - 038

BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Steam Piping/Pump	100%			2033	* *	4	\$13,400	B
	Terminal Devices								
	Air Handler	60%			2018	\$1,074,700	1	\$101,000	B
	Convactor/Radiator	40%			2028	* *	1	\$35,200	B
Air Conditioning									
	Energy Source								
	Electricity	30%			2031	* *	1		B
	Steam/HW System	70%			2033	* *	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2031	* *	1	\$107,200	B
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers Penthouse							
	Ext Pkg Unit - Cooling	15%			2023	\$230,000	2	\$2,500	B
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Various Locations							
		Explanation : Split Systems							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$13,400	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2023	\$1,411,100	1	\$168,300	B
	Heat Rejection								
	Air Condenser Unit	15%			2023	\$99,500	2	\$28,400	B
	Water Cool Tower	85%	Now	\$16,200	2024	* *	2	\$186,000	B
		Leak Evident, Extent : Severe, Area Affected : 25%							
		Location : One Of The Cooling Towers							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$240,000	B
	Exhaust Fans								
	Interior	95%	Now	\$17,400	2018	\$348,900	2	\$6,400	B
		Noisy/Vibrating, Extent : Moderate, Area Affected : 5%							
		Location : Fan Room							
	Roof	5%			2023	\$13,200	2	\$400	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$77,300	2	\$4,100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,100	4	\$2,000	B

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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 Code
Plumbing									
	Sewage Ejector(s)								
	Compressed Air	100%			2023	\$28,500	4	\$2,000	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Various Locations						
			Explanation : Seven Units						
Escalators									
	Under 20' Rise	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-2						
			Explanation : Two Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$137,300	B
Sprinkler									
	No Component	60%							D
	Generic	40%			2043	* *	1-2	\$30,500	B

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Print Date : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

Asset Name : BUSINESS LIBRARY
Address : 280 CADMAN PLAZA WEST BTWN: TILLERY ST.- PIERREPONT ST
Borough : BROOKLYN **Agency's Number** : 50
Program / Asset # : BPL0002.000 / 2137 **Yr Built/Renovated** : 1962 / 2002
Area Sq Ft : 52,545 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 08-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 239 **Lot** : 16 **BIN** : 3001939

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$244,800	
Electrical		\$196,300	\$117,300
Mechanical			\$118,600
Total		\$441,100	\$236,000
Priority A		\$244,800	
Priority B		\$196,300	\$236,000
Total		\$441,100	\$236,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$87,400	\$2,600		\$12,700
Interior Architecture	\$97,200		\$5,200	\$4,600
Electrical	\$10,800	\$3,000	\$2,600	\$28,000
Mechanical	\$28,200	\$16,200	\$11,900	\$15,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$231,600	\$29,600	\$27,600	\$68,600
Priority A	\$87,400	\$2,600		\$12,700
Priority B	\$78,400	\$27,000	\$22,400	\$51,400
Priority C	\$65,700		\$5,200	\$4,600
Total	\$231,600	\$29,600	\$27,600	\$68,600



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BROOKLYN PUBLIC LIBRARY - 038
BUSINESS LIBRARY
Asset # : 2137

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	7%	Now	\$5,500	LIFE	* *	5	\$1,600	A
	Spalling, Extent : Moderate, Area Affected : 30%							
	Location : Bulkhead And Chimney Stack							
Masonry: Limestone	75%			LIFE	* *	5	\$13,200	A
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 15%							
	Location : East Facade							
Granite Panels	15%			LIFE	* *	5	\$2,600	A
Window Wall	3%			2042	* *	5	\$2,600	A
Windows								
Aluminum	100%	Now	\$16,300	2038	* *	5	\$1,700	A
	Hardware Missing, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Parapets								
Masonry: Brick	47%	Now	\$24,700	LIFE	* *	5	\$3,700	A
	Efflorescence, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout Inside Face							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	35%	0-2	\$16,500	LIFE	* *	5	\$3,500	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Rail	3%			2035	* *	5-10	\$4,300	A
Granite Panels	15%			LIFE	* *	5	\$1,300	A
Roof								
Modified Bitumen	75%	0-2	\$24,500	2017	\$244,800			A
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : South Side							
Modified Bitumen	25%			2027	* *	10	\$11,400	A
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$33,300	C
Ceramic Tile	10%			2031	* *	5	\$6,100	C
Terrazzo	5%			LIFE	* *	5	\$2,400	C
Vinyl Tile	60%	Now	\$34,500	2027	* *	3	\$13,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Reading Rooms Throughout							

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BROOKLYN PUBLIC LIBRARY - 038
BUSINESS LIBRARY
Asset # : 2137

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 Code	
Interior									
Interior Walls									
Ceramic Tile	10%			2031	**	5	\$4,300	C	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	C	
Gypsum Board	55%			LIFE	**	5	\$14,200	C	
Mosaic Tile	10%	Now	\$31,300	LIFE	**			C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Stairwell Throughout									
Wood	15%			LIFE	**	5	\$25,900	C	
Ceilings									
AcousTileSusp.Lay-In	60%	Now	\$24,200	2035	**	5	\$18,300	B	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : At Check Out Areas And Children Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Check Out Areas And Children Reading Room									
Exposed Concrete	20%			LIFE	**	5	\$1,900	B	
Gypsum Board	5%			LIFE	**	5	\$3,800	B	
Metal Panel	15%	Now	\$7,300	LIFE	**	5	\$11,400	B	
Loose Units, Extent : Light, Area Affected : 30%									
Location : Corridor									

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$5,100	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$59,100	5	\$1,100	B
Raceway								
Conduit	80%			2022	\$28,100	1		B
Conduit	20%			2032	**	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$5,000	5	\$100	B
Molded Case Bkrs	60%			2021	\$30,200	5	\$700	B
Molded Case Bkrs	30%			2030	**	5	\$300	B
Wiring								
Braided Cloth	20%	2-4	\$7,800	2047	**	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	60%			2032	**	1		B
Thermoplastic	20%			2032	**	1		B

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BROOKLYN PUBLIC LIBRARY - 038
BUSINESS LIBRARY
Asset # : 2137

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 Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2027	* *	5	\$100	B
Locally Mounted	50%			2020	\$15,800	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	67%			2017	\$160,100	10	\$25,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2027	* *	10	\$11,200	B
Incandescent	3%			2017	\$7,200	2		B
Egress Lighting								
Emergency, Service	50%			2022	\$3,300	1		B
Exit, Service	50%			2022	\$3,300	1		B
Exterior Lighting								
HID	100%			2017	\$17,800	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$4,800	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2027	* *	1-3	\$18,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	* *	1	\$20,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 7 Gas Fired Sectional Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$3,000	B

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BROOKLYN PUBLIC LIBRARY - 038
BUSINESS LIBRARY
Asset # : 2137

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)		Code
Heating									
Terminal Devices									
	Air Handler	5%	0-2	\$12,400	2032	**	1	\$1,100	B
Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout, Dampers Are Disconnected Due To Poor Controllability Of System									
	Air Handler	85%			2027	**	1	\$21,400	B
	Convactor/Radiator	10%			2035	**	1	\$1,300	B
Air Conditioning									
Energy Source									
	Electricity	100%			2038	**	1		B
Conversion Equipment									
	Reciprocating	90%			2027	**	1	\$17,000	B
	Compr/Chiller								
	Ext Pkg Unit - Cooling	10%			2022	\$21,200	2	\$300	B
Distribution									
	Chilled Wtr Pipe/Pump	2%	0-2	\$4,500	2052	**	4		B
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Second Floor, Defective Pump Seals And Bearings									
	Chilled Wtr Pipe/Pump	98%			2042	**	4	\$3,000	B
Terminal Devices									
	Fan Coil - Cool/Heat	100%			2027	**	1	\$13,200	B
Heat Rejection									
	Air Condenser Unit	10%			2022	\$9,200	2	\$2,800	B
	Water Cool Tower	90%			2023	\$118,600	2	\$36,800	B
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,700	B
Exhaust Fans									
	Roof	100%			2027	**	2	\$1,300	B
Plumbing									
H/C Water Piping									
	Brass/Copper	5%			2048	**	1		B
	Galv Iron/Steel	95%			2027	**	1		B
Water Heater									
	Gas Fired	100%			2022	\$10,700	2	\$600	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub Basement									
Explanation : New Unit Installed									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)									
	Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)									
	Electric	100%			2022	\$10,200	4	\$2,000	B
Backflow Preventer									
	Generic	100%			2027	**	1	\$2,500	B

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BROOKLYN PUBLIC LIBRARY - 038
BUSINESS LIBRARY
Asset # : 2137

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Sub Basement Thru Second Floor							
		Explanation : One Unit							
	Hydraulic	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : First Thru Second Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	75%							D
	Generic	25%		2042		* *	1-2	\$2,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : No Siamese Connection Evident							

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Print Date : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

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 / 2010
Area Sq Ft : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 08-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5086 **Lot** : 15 **BIN** : 3116706

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$186,200	
Mechanical			\$203,400
Total		\$186,200	\$203,400
Priority A		\$186,200	
Priority B			\$203,400
Total		\$186,200	\$203,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$76,700			
Interior Architecture	\$27,400	\$5,500	\$1,600	\$300
Electrical	\$500	\$700	\$500	\$18,700
Mechanical	\$7,700	\$4,200	\$8,000	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,200	\$14,300	\$14,100	\$26,700
Priority A	\$76,700			
Priority B	\$12,100	\$11,900	\$12,500	\$26,400
Priority C	\$27,400	\$2,400	\$1,600	\$300
Total	\$116,200	\$14,300	\$14,100	\$26,700



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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 Code
Exterior								
Exterior Walls								
Glass Block	2%	Now	\$2,500	LIFE	* *	5	\$300	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	83%	Now	\$123,300	LIFE	* *	5	\$18,500	A
	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%	Now	\$13,900	LIFE	* *	5	\$800	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	10%	Now	\$7,900	LIFE	* *	5	\$7,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Building Base							
	Open Joints, Extent : Moderate, Area Affected : 25%							
	Location : Building Base							
Windows								
Aluminum	93%	Now	\$22,000	2038	* *	5	\$2,300	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	5%	2-4	\$1,600	2025	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
Steel	2%	2-4	\$5,700	2047	* *	5	\$600	A
	Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
	Location : Throughout							

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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 Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$9,300	LIFE	**	5	\$2,000	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%	Now	\$62,900	LIFE	**	5	\$4,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face								
Metal Panel	5%	Now	\$4,600	2042	**	5	\$500	A
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Coping Joints								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Joints At Coping								
Roof								
Built-Up (BUR)	93%	Now	\$9,200	2027	**			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Southeast Side								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : South Side								
Skylight, Metal/Glass	5%			2048	**	10	\$3,100	A
Skylight, Metal/Glass	2%			2032	**	10	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	C
Ceramic Tile	5%			2031	**	5	\$1,300	C
Terrazzo	5%	2-4	\$1,900	LIFE	**	5	\$1,000	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	75%			2027	**	3	\$7,100	C
Vinyl Tile	10%	Now	\$23,800	2032	**	3	\$900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement								

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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 Code

Interior

Interior Walls

Ceramic Tile	5%			2031	**	5	\$1,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,500	C
Glass: Single Pane	5%			LIFE	**	5	\$1,400	C
Gypsum Board	10%			LIFE	**	5	\$2,300	C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$6,800	C
Plaster	5%	Now	\$1,700	LIFE	**	5	\$600	C

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

Location : Mens Restroom In Basement

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

Location : Meeting Room On Second Floor

Ceilings

AcousTileSusp.Lay-In	25%			2035	**	5	\$6,300	B
Gypsum Board	10%			LIFE	**	5	\$3,100	B
Plaster	65%			LIFE	**	5	\$10,200	B

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2042	**	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	60%			2042	**	5		B
Molded Case Bkrs	40%			2032	**	5	\$200	B

Raceway

Conduit	70%			2022	\$16,900	1		B
Conduit	30%			2042	**	1		B

Panelboards

Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	70%			2038	**	5	\$300	B
Molded Case Bkrs	20%			2021	\$4,500	5	\$100	B

Wiring

Thermoplastic	80%			2042	**	1		B
Thermoplastic	20%			2022	\$5,200	1		B

Motor Controllers

Locally Mounted	100%			2035	**	5	\$100	B
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Ground

Grounding Devices

Generic	50%			LIFE	**	5	\$100	B
Generic	50%			LIFE	**	5	\$100	B

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	77%			2027	* *	10	\$12,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	20%			2027	* *	10	\$3,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 2nd Floor Hallway, Basement Storage And Hallway							
	Explanation : T-5 Lamps							
Incandescent	3%			2027	* *	2		B
Egress Lighting								
Emergency, Battery	50%			2027	* *	10	\$2,200	B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$2,000	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$3,300	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2032	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2042	* *	1	\$8,800	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Basement							
Distribution								
Hot Wtr Piping/Pump	100%			2047	* *	4	\$1,300	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Basement							
Terminal Devices								
Air Handler	40%			2022	\$43,400	1	\$4,400	B
Air Handler	20%			2030	* *	1	\$2,200	B
Convactor/Radiator	40%			2027	* *	1	\$2,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B

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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 Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2022	\$68,400	1	\$8,300	B
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$700	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	60%			2022	\$51,300	1	\$6,600	B
Air Handler/Cool/Ht	20%			2027	* *	1	\$2,200	B
Fan Coil - Cool/Heat	20%			2027	* *	1	\$1,200	B
Heat Rejection								
Air Condenser Unit	100%			2022	\$40,200	2	\$12,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2032	* *	1		B
Galv Iron/Steel	80%			2027	* *	1		B
Water Heater								
Electric	100%			2022	\$3,100	4	\$200	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$2,000	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2022	\$10,200	4	\$2,000	B
Backflow Preventer								
Generic	100%	0-2	\$100	2030	* *	1	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Slight Leak</i>								
Fixtures								
Generic	100%							B
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
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 Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-2									
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 : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

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 : 20-Jul-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6783 **Lot** : 68 **BIN** : 3182576

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Mechanical		\$263,200
Total		\$263,200
Priority B		\$263,200
Total		\$263,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$6,400		\$6,300	
Interior Architecture			\$10,200	
Electrical	\$1,800	\$1,800	\$2,600	\$1,800
Mechanical	\$3,000	\$4,000	\$3,800	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,100	\$9,700	\$26,800	\$10,200
Priority A	\$6,400		\$6,300	
Priority B	\$8,700	\$9,700	\$16,900	\$10,200
Priority C			\$3,600	
Total	\$15,100	\$9,700	\$26,800	\$10,200



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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$24,400	A
Masonry: Limestone	2%			LIFE	**	5	\$400	A
Metal Panel	5%			2051	**	5-10	\$9,300	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Window Wall	3%			2051	**	5	\$3,000	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Major Renovation Was Completed In 2009</i>								
Windows								
Aluminum	100%			2046	**	5	\$3,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$2,600	A
Masonry: Limestone	15%			LIFE	**	5	\$600	A
Metal Panel	5%			2051	**	5	\$600	A
Roof								
Modified Bitumen	95%	Now	\$6,400	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over First Floor</i>								
Skylight, Metal/Glass	5%			2031	**	10	\$3,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,400	C
Ceramic Tile	5%			2036	**	5	\$1,500	C
Terrazzo	5%			LIFE	**	5	\$1,100	C
Vinyl Tile	80%			2031	**	3	\$8,800	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$1,700	C
Gypsum Board	20%			LIFE	**	5	\$5,500	C
Masonry: Fieldstone	5%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$6,900	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	45%			2041	**	5	\$13,100	B
Exposed Concrete	25%			LIFE	**	5	\$1,100	B
Plaster	25%			LIFE	**	5	\$4,600	B
Wood	5%			LIFE	**	5	\$12,800	B

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 Code

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

Maintenance \$ are aggregated over a ten-year period. Site 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amps Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2051	* *	5	\$100	B
	Raceway								
	Conduit	100%			2051	* *	1		B
	Panelboards								
	Fused Disc Sw	5%			2046	* *	5		B
	Molded Case Bkrs	95%			2046	* *	5	\$500	B
	Wiring								
	Thermoplastic	100%			2051	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	B
Lighting									
	Interior Lighting								
	Fluorescent	85%			2031	* *	10	\$15,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	15%			2031	* *	10	\$2,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-5 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2031	* *	1		B
	Exit, Service	50%			2031	* *	1		B
	Exterior Lighting								
	HID	100%			2031	* *	10	\$100	B
Alarm									
	Security System								
	Generic	100%			2031	* *	1	\$7,300	B
	Fire/Smoke Detection								
	Generic	100%			2031	* *	1-3	\$12,000	B

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

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

Maintenance \$ are aggregated over a ten-year period. Site 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 Code
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2038	**	1	\$9,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$1,000	B
	Terminal Devices								
	Air Handler	40%			2026	**	1	\$4,800	B
	Convactor/Radiator	60%			2034	**	1	\$3,800	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		B
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	60%			2022	\$263,200	2	\$700	B
	Ext Pkg Unit - Cooling	40%			2026	**	2	\$500	B
	Heat Rejection								
	Air Condenser Unit	60%			2029	**	2	\$8,200	B
	No Component	40%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,900	B
	Exhaust Fans								
	Interior	95%			2029	**	2	\$600	B
	Roof	5%			2029	**	2		B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		B
	Water Heater								
	Gas Fired	100%			2019	\$5,100	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sewage Ejector(s)								
	Electric	100%			2026	**	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2029	**	1	\$1,200	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		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 Code
Fire Suppression									
Sprinkler									
	No Component	70%							D
	Generic	30%			2047	* *	1-2	\$1,600	B

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

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	: 26-Sep-2007	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2		
Block	: 4090	Lot	: 1
		BIN	: 3090726

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$459,400	
Interior Architecture		\$323,000	
Electrical			\$130,600
Mechanical			\$98,900
Total		\$782,500	\$229,500
Priority A		\$459,400	
Priority B		\$166,600	\$229,500
Priority C		\$156,400	
Total		\$782,500	\$229,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$67,000			
Interior Architecture	\$12,800			\$3,600
Electrical	\$24,200	\$100		\$7,800
Mechanical	\$3,400	\$2,400	\$3,900	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,400	\$6,400	\$7,800	\$17,200
Priority A	\$67,000			
Priority B	\$32,800	\$6,400	\$7,800	\$13,600
Priority C	\$11,500			\$3,600
Total	\$111,400	\$6,400	\$7,800	\$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
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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	0-2	\$6,200	LIFE	* *	5	\$2,400	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Canopy At Service Entrance							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
	Location : Canopy At Service Entrance							
Masonry: Brick	81%	Now	\$65,500	LIFE	* *	5	\$19,700	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
Metal Panel	2%	Now	\$1,900	2045	* *	5	\$900	A
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
	Location : Exterior Doors							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Exterior Doors							
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : Exterior Doors							
Granite Panels	5%	Now	\$14,600	LIFE	* *	5	\$900	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : South Facade							
Slate Panels	10%	Now	\$29,000	LIFE	* *	5	\$1,800	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : North Facade							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : North Facade							
Windows								
Aluminum	100%	Now	\$345,200	2044	* *	5	\$3,600	A
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Clouded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : North Facade,South Facade							
	Weather Strip Missing, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Masonry: Brick	95%	Now	\$48,700	LIFE	**	5	\$3,700	A	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Corners									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : North Facade,South Facade									
Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$200	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%									
Location : Coping									
Roof									
Modified Bitumen	100%	Now	\$13,000	2027	**			A	
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Roof Over Second Floor									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Roof Over Second Floor									
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$3,200	C	
Ceramic Tile	3%			2022	\$19,100	5	\$900	C	
Terrazzo	5%			LIFE	**	5	\$1,100	C	
Vinyl Tile	57%	4+	\$156,400	2029	**	3	\$6,200	C	
Adhesion Failure, Extent : Light, Area Affected : 20%									
Location : Basement And First Floor									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : Basement And First Floor									
Vinyl Tile	30%			2029	**	3	\$4,400	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Second Floor									
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$900	C	
Glass: Single Pane	2%	2-4	\$10,400	LIFE	**	5	\$300	C	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Vestibule Doors At First, Basement And Second Floors									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Vestibule Doors At Basement, First And Second Floors									
Explanation : Deteriorated Finish									
Gypsum Board	10%			LIFE	**	5	\$1,300	C	
Marble Panels	5%			LIFE	**			C	
Plaster	68%			LIFE	**	5	\$4,400	C	
SGFT/Glazed Masonry	5%			LIFE	**			C	

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

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

Interior

Ceilings

AcousTileConcealSpLn	75%	0-2	\$166,600	2039	* *	5	\$13,600	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : First And Second Floors

Plaster	20%			LIFE	* *	5	\$3,600	B
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Plaster	5%	Now	\$1,200	LIFE	* *	5	\$900	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Basement Corridor

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

Location : Basement Corridor

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2019	\$3,000	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2019	\$22,100	5		B
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Fused Disc Sw	50%			2029	* *	5		B
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Raceway

Conduit	70%			2019	\$16,900	1		B
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Conduit	30%			2039	* *	1		B
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Panelboards

Molded Case Bkrs	70%			2018	\$15,700	5	\$400	B
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Molded Case Bkrs	30%			2035	* *	5	\$200	B
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Wiring

Braided Cloth	70%	2-4	\$18,100	2044	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2039	* *	1		B
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Motor Controllers

Locally Mounted	50%			2017	\$7,700	5	\$100	B
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Locally Mounted	50%			2032	* *	5	\$100	B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$300	B
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Lighting

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

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

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

BROOKLYN PUBLIC LIBRARY - 038
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 Code
Lighting								
Interior Lighting								
Fluorescent	95%			2019	\$108,400	10	\$16,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 And T12 Lamps</i>								
Incandescent	5%			2014	\$5,700	2		B
Egress Lighting								
Emergency, Service	45%			2024	* *	1		B
Exit, Service	45%			2024	* *	1		B
Exit, Service	10%			2014	\$300	1		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,500	2024	* *	1	\$8,700	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2027	* *	4	\$1,400	B
Terminal Devices								
Convactor/Radiator	100%			2024	* *	1	\$6,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	35%			2023	\$98,900	2	\$400	B
Ext Pkg Unit - Cooling	65%			2027	* *	2	\$800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,800	B
Exhaust Fans								
Interior	50%	Now	\$200	2019	\$12,100	2	\$200	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Staff Lounge</i>								
Roof	50%			2019	\$8,700	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	* *	1		B
Galv Iron/Steel	50%			2024	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$5,100	2	\$300	B

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

Maintenance \$ are aggregated over a ten-year period. Site 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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2024	* *	4	\$1,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-2								
	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 : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

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 : 23-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6343 **Lot** : 64 **BIN** : 3165745

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$173,000	
Interior Architecture		\$194,700
Electrical		\$200,600
Total	\$173,000	\$395,300
Priority A	\$173,000	
Priority B		\$200,600
Priority C		\$194,700
Total	\$173,000	\$395,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$57,600			
Interior Architecture	\$69,600		\$300	\$3,300
Electrical	\$16,400	\$500	\$500	\$700
Mechanical	\$12,700	\$2,200	\$3,500	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,300	\$6,700	\$8,300	\$9,700
Priority A	\$57,600			
Priority B	\$60,200	\$6,700	\$7,900	\$6,500
Priority C	\$42,500		\$300	\$3,300
Total	\$160,300	\$6,700	\$8,300	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$34,800	LIFE	* *	5	\$20,900	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : East Facade, Chimney							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At Northwest Corner							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : At Stairs Walls							
Masonry: Fieldstone	1%	0-2	\$1,100	LIFE	* *	5	\$200	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	8%	Now	\$11,600	LIFE	* *	5	\$1,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Window Wall	1%			2043	* *	5	\$900	A
Windows								
Aluminum	100%	Now	\$173,000	2048	* *	5	\$1,800	A
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Deformed/Dented, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$1,200	A
Masonry: Brick	90%	Now	\$2,600	LIFE	* *	5	\$800	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : Interior Face Of South Parapet							
Masonry: Limestone	5%	0-2	\$500	LIFE	* *	5	\$100	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	100%	Now	\$6,000	2028	* *			A
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Main Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Children Room Ceiling							

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 Code
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,000	C
Ceramic Tile	5%			2032	**	5	\$1,400	C
Terrazzo	5%			LIFE	**	5	\$2,100	C
Vinyl Tile	10%			2028	**	3	\$1,000	C
Vinyl Tile	75%			2018	\$194,700	3	\$10,300	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Tiles								
Interior Walls								
Gypsum Board	10%			LIFE	**	5-10	\$4,200	C
Plaster	80%			LIFE	**	5-10	\$16,600	C
SGFT/Glazed Masonry	10%	Now	\$22,400	LIFE	**			C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : At Stairs								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$5,300	2036	**	5	\$4,300	B
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Concrete	10%			LIFE	**	5-10	\$3,400	B
Gypsum Board	10%			LIFE	**	5-10	\$9,500	B
Plaster	55%	Now	\$12,900	LIFE	**	5	\$9,500	B
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Children Recreational Room								

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$3,000	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2023	\$22,100	5	\$200	B
Molded Case Bkrs	50%			2023	\$22,100	5	\$200	B
Raceway								
Conduit	60%			2023	\$14,500	1		B
Conduit	40%			2043	**	1		B
Panelboards								
Molded Case Bkrs	25%			2039	**	5	\$100	B
Molded Case Bkrs	70%			2022	\$15,700	5	\$300	B
Molded Case Bkrs	5%			2045	**	5		B

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Estimates are rounded to the nearest hundred dollars.

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

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

BROOKLYN PUBLIC LIBRARY - 038
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 Code
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$15,500	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2043	* *	1		B
	Thermoplastic	10%			2049	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2040	* *	5		B
	Locally Mounted	90%			2036	* *	5	\$100	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
Interior Lighting									
	Fluorescent	85%			2023	\$91,800	10	\$14,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	HID	5%			2023	\$3,800	10		B
	Incandescent	10%			2023	\$10,800	2		B
Egress Lighting									
	Emergency, Service	50%			2023	\$1,500	1		B
	Exit, Service	50%			2023	\$1,500	1		B
Exterior Lighting									
	HID	100%			2023	\$7,600	10	\$100	B
Alarm									
Security System									
	No Component	80%							D
	Generic	20%			2023	\$12,600	1	\$1,400	B
Fire/Smoke Detection									
	No Component	70%							D
	Generic	30%			2023	\$64,500	1-3	\$3,500	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Energy Source									
	Natural Gas	100%			2043	* *	1		B

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

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

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 Code
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$900	2040	* *	1	\$8,200	B
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Thermostat Control System							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,400	B
	Terminal Devices								
	Air Handler	40%			2028	* *	1	\$4,600	B
	Convactor/Radiator	60%			2036	* *	1	\$3,600	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%	Now	\$4,800	2028	* *	2	\$900	B
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Thermostat Control System							
	Terminal Devices								
	Direct Expansion	100%			2028	* *	1		B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,200	B
	Exhaust Fans								
	Interior	10%	Now	\$100	2028	* *	2		B
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Roof	90%			2028	* *	2	\$500	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$4,800	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 22-Oct-2012

BROOKLYN PUBLIC LIBRARY - FY 2013

Asset Name : WILLIAMSBURGH BRANCH LIBRARY
Address : 240 DIVISION AVE.
Borough : BROOKLYN **Agency's Number** : 60
Program / Asset # : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2003
Area Sq Ft : 24,118 **Project Type** : BROOKLYN PUBLIC LIBRARY
Date of Survey : 01-Jul-2011 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 2189 **Lot** : 1 **BIN** : 3060090

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$931,400	\$39,800
Total	\$931,400	\$39,800
Priority A	\$931,400	\$39,800
Total	\$931,400	\$39,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$65,800			
Interior Architecture	\$13,600	\$3,900	\$1,200	\$5,300
Electrical	\$1,500	\$2,000	\$1,500	\$22,400
Mechanical	\$2,500	\$2,800	\$3,500	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,200	\$12,600	\$10,200	\$46,200
Priority A	\$65,800			
Priority B	\$13,100	\$9,400	\$9,000	\$40,900
Priority C	\$8,400	\$3,200	\$1,200	\$5,300
Total	\$87,200	\$12,600	\$10,200	\$46,200



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
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 Code
Exterior								
Exterior Walls								
Copper/Terne	5%	Now	\$72,800	2042	**			A
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
Masonry: Brick	85%	Now	\$377,500	LIFE	**	5	\$34,900	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Southwest Corner Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Lunch Room, Second Floor Reading Areas, Storage Room In Basement							
Masonry: Limestone	10%	Now	\$122,800	LIFE	**	5	\$3,100	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Cornice, Horizontal Bands							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Stairs, Reading Areas							
Windows								
Wood	100%	Now	\$267,800	2047	**	5	\$39,800	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$90,500	LIFE	**	5	\$4,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : At Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Stairs							
Masonry: Limestone	10%	Now	\$18,000	LIFE	**	5	\$600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Second 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
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 Code
Exterior									
Roof									
	Copper/Terne	30%	Now	\$19,200	2037	**			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%									
Location : Southwest Corner									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%									
Location : Northeast Wing									
	Modified Bitumen	70%	Now	\$28,500	2027	**			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Northwest Wing									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Staff Lounge And Childrens Reading Room									
Interior									
Floors									
	Carpet	5%			2021	\$8,900	3	\$2,100	C
	Ceramic Tile	5%			2031	**	5	\$1,400	C
	Vinyl Tile	70%			2027	**	3	\$7,400	C
	Wood	20%			2037	**	5	\$10,600	C
Interior Walls									
	Ceramic Tile	5%			2031	**	5	\$1,100	C
	Plaster	10%	Now	\$8,400	LIFE	**	5	\$600	C
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Electrical Room And Second Floor Reading Areas And Staff Kitchen, Stairs, Storage Room In Basement									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Staff Kitchen, Childrens Reading Room, Storage Room In Basemnet									
	Plaster	75%			LIFE	**	5	\$4,800	C
	Wood	10%			LIFE	**	5	\$8,500	C
Ceilings									
	AcousTileSusp.Lay-In	5%			2035	**	5	\$1,400	B
	Plaster	10%	Now	\$5,200	LIFE	**	5	\$1,800	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Electrical Room And Second Floor Reading Areas									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Childrens Reading Room, Staff Lunch Room, Stairs									
	Plaster	85%			LIFE	**	5	\$15,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$3,300	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Electrical Service Rated @ 1200 Amps								

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

Maintenance \$ are aggregated over a ten-year period. Site 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 Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2042	* *	5		B
Molded Case Bkrs	70%			2022	\$33,500	5	\$400	B
Raceway								
Conduit	90%			2032	* *	1		B
Conduit	10%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	25%			2021	\$6,100	5	\$100	B
Molded Case Bkrs	50%			2038	* *	5	\$300	B
Molded Case Bkrs	25%			2030	* *	5	\$100	B
Wiring								
Thermoplastic	90%			2032	* *	1		B
Thermoplastic	10%			2042	* *	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$16,700	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	70%			2027	* *	10	\$12,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	10%			2027	* *	10	\$1,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Compact Fluorescent Light Fixtures							
Fluorescent	20%			2027	* *	10	\$3,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Classrooms							
	Explanation : T-5 Lamps							
Egress Lighting								
Emergency, Battery	50%			2027	* *	10	\$2,400	B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2022	\$8,800	10	\$100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$3,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : CCTV Surveillance Camera System And Intrusion Alarm 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
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

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)		Code

Alarm

Fire/Smoke Detection
Generic

100% 2027 * * 1-3 \$12,200 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors

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)		Code

Heating

Energy Source

Natural Gas 100% 2032 * * 1 B

Conversion Equipment

Hot Water Boiler 100% 2027 * * 1 \$9,800 B

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

Distribution

Hot Wtr Piping/Pump 100% 2030 * * 4 \$1,500 B

Terminal Devices

Convactor/Radiator 100% 2027 * * 1 \$6,400 B

Air Conditioning

Energy Source

Electricity 100% 2030 * * 1 B

Conversion Equipment

Reciprocating 25% 2027 * * 1 \$2,300 B

Compr/Chiller

Ext Pkg Unit - Cooling 75% 2027 * * 2 \$900 B

Terminal Devices

Direct Expansion 25% 2022 \$18,700 1 B

No Component 75% D

Heat Rejection

Air Condenser Unit 25% 2027 * * 2 \$3,400 B

No Component 75% D

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$11,000 B

Exhaust Fans

Interior 50% 2022 \$13,300 2 \$300 B

Roof 50% 2027 * * 2 \$300 B

Plumbing

H/C Water Piping

Brass/Copper 100% 2032 * * 1 B

Water Heater

Gas Fired 100% 2020 \$5,600 2 \$300 B

Sanitary Piping

Cast Iron 100% LIFE * * 1 B

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BROOKLYN PUBLIC LIBRARY - 038
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$11,100	4	\$1,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, E, 1, 2							
		Explanation : One Unit							

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

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

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