

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$142,100	
Interior Architecture		\$147,200
Mechanical	\$594,200	\$141,600
<b>Total</b>	<b>\$736,400</b>	<b>\$288,800</b>
Importance Code A	\$142,100	
Importance Code B	\$594,200	\$288,800
<b>Total</b>	<b>\$736,400</b>	<b>\$288,800</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,000		\$4,500	
Interior Architecture	\$103,400		\$1,200	\$2,100
Electrical	\$600	\$200	\$400	\$200
Mechanical	\$9,400	\$1,700	\$2,900	\$1,300
Site Enclosure	\$3,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$122,500</b>	<b>\$5,900</b>	<b>\$13,000</b>	<b>\$7,600</b>
Importance Code A	\$2,900	\$800	\$5,400	\$800
Importance Code B	\$84,300	\$5,100	\$7,000	\$6,800
Importance Code C	\$35,400		\$600	
<b>Total</b>	<b>\$122,500</b>	<b>\$5,900</b>	<b>\$13,000</b>	<b>\$7,600</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$142,100	LIFE	**	5	\$22,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hallway By Elevator</i>								
Masonry: Limestone	10%			LIFE	**	5	\$3,800	
Windows								
Aluminum	95%			2037	**	5	\$5,000	
Wood	5%	Now	\$200	2037	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilet, Office</i>								
Parapets								
Metal Cornice	100%			2044	**	10		
Roof								
Asphalt Shingle	70%			2032	**	10	\$2,000	
Modified Bitumen	30%			2034	**	10	\$5,200	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$19,500	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2032	**	5	\$1,100	
Vinyl Tile	75%	Now	\$29,400	2029	\$147,200	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,300	
Plaster	80%	Now	\$17,000	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hallway By Elevator, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hallway By Elevator</i>								
Wood	15%			LIFE	**	5	\$30,600	
Ceilings								
Gypsum Board	10%			LIFE	**	5-10	\$7,700	
Plaster	87%			LIFE	**	5-10	\$33,300	
Wood	3%			LIFE	**	5	\$11,700	
Site Enclosure								

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

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

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

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

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

## Ground

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	1%			2024	\$1,700	10	\$200	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Incandescent	1%			2029	\$1,700	2		
LED	98%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2029	\$19,200	10		
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$8,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2027	\$85,100	1	\$5,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2023	\$594,200	2	\$1,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units In Basement</i>						

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,500	
<b>Exhaust Fans</b>								
Interior	100%			2024	\$56,500	2	\$500	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2039	**	1		
<b>Water Heater</b>								
Electric	100%			2028	\$14,000	4	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%	0-2	\$2,400	2039	**	4	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$112,800	
Mechanical		\$180,400
<b>Total</b>	<b>\$112,800</b>	<b>\$180,400</b>
Importance Code A	\$112,800	
Importance Code B		\$180,400
<b>Total</b>	<b>\$112,800</b>	<b>\$180,400</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,700		\$7,500	
Interior Architecture	\$44,100	\$2,800	\$2,200	
Electrical	\$4,700	\$1,400	\$1,700	\$1,400
Mechanical	\$7,100	\$1,800	\$2,400	\$1,600
Site Enclosure	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$90,800</b>	<b>\$9,900</b>	<b>\$17,800</b>	<b>\$7,000</b>
Importance Code A	\$30,500	\$800	\$8,300	\$800
Importance Code B	\$35,400	\$9,100	\$9,400	\$6,100
Importance Code C	\$24,800			
<b>Total</b>	<b>\$90,800</b>	<b>\$9,900</b>	<b>\$17,800</b>	<b>\$7,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glazed Ceramic Panel	5%			LIFE	**	5	\$10,100	
Masonry: Brick	70%	0-2	\$9,500	LIFE	**	5	\$15,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%	Now	\$6,100	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pilasters</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Columns</i>								
Metal Panel	5%			2049	**	5-10	\$7,400	
Window Wall	15%	0-2	\$3,200	2049	**	5	\$6,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance</i>								
<b>Windows</b>								
Aluminum	100%			2045	**	5	\$7,900	
<b>Parapets</b>								
Masonry: Brick	70%	Now	\$43,000	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$1,900	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2049	**	5	\$700	
Metal Rail	20%			2042	**	5-10	\$12,400	
<b>Roof</b>								
Copper/Terne	5%			2044	**	10	\$2,200	
Modified Bitumen	93%	Now	\$69,800	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2039	**	10	\$1,200	
<b>Soffits</b>								
Glass: Special Gauge	100%			LIFE	**	1		

**Interior**

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,800	
Ceramic Tile	5%	0-2	\$2,200	2038	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Terrazzo	5%	0-2	\$2,700	LIFE	**	5	\$900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	80%			2034	**	3	\$6,700	
Interior Walls								
Ceramic Tile	5%	0-2	\$800	2038	**	5	\$700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	10%	Now	\$1,200	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	60%			LIFE	**	5-10	\$26,900	
Masonry: Brick	10%			LIFE	**	10	\$800	
Plaster	5%	Now	\$2,200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Room 1st And 2nd Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Room 1st And 2nd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Room 1st And 2nd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Room 1st And 2nd Floor</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,300	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2046	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Room 1st And 2nd Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$2,800	
Gypsum Board	60%	Now	\$7,000	LIFE	**	5	\$16,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets And Basement</i>								
Plaster	5%			LIFE	**	5-10	\$1,900	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Basement</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	Now	\$1,200	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Gate</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Gate</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	90%			2046	**			
Pavers/Stone	10%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	80%			2042	**			
Pavers/Stone	20%			2038	**			
<b>Parking/Driveway</b>								
Asphalt	85%			2038	**			
Cast in Place Concrete	15%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2049	**	5	\$100	
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2049	**	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**  
**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	90%			2045	**	5	\$400	
Molded Case Bkrs	5%			2028	\$800	5		
Wiring								
Braided Cloth	10%	2-4	\$2,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2049	**	1		
Motor Controllers								
Locally Mounted	70%			2042	**	5	\$100	
Locally Mounted	30%			2027	\$9,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,000	
Exit, LED	10%			2069	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
LED	100%			2039	**			
Alarm								
Security System								
No Component	30%							
Generic	70%			2034	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$10,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	60%			2029	\$22,600	1	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Package Units</i>							
Hot Water Boiler	40%			2042	**	1	\$3,300	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	40%			2037	**	4	\$500	
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2042	**	1	\$2,100	
No Component	60%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2029	\$180,400	2	\$900	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Package Units</i>							
Split Unit	10%			2029	\$34,200			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1 Unit In Roof</i>							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	\$30,500	1	\$500	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2029	\$8,700	2	\$1,200	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
Exhaust Fans								
Roof	100%			2029	\$26,600	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$9,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$209,800	\$38,300
Interior Architecture	\$39,400	
Mechanical		\$408,000
<b>Total</b>	<b>\$249,200</b>	<b>\$446,400</b>
Importance Code A	\$209,800	\$38,300
Importance Code B	\$39,400	\$408,000
<b>Total</b>	<b>\$249,200</b>	<b>\$446,400</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$73,000		\$700	
Interior Architecture	\$80,300		\$600	\$6,100
Electrical	\$9,600	\$500	\$600	\$500
Mechanical	\$34,400	\$2,200	\$3,200	\$2,200
Site Enclosure	\$4,500			
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$206,700</b>	<b>\$6,600</b>	<b>\$9,000</b>	<b>\$12,700</b>
Importance Code A	\$73,800	\$900	\$1,500	\$900
Importance Code B	\$90,800	\$5,700	\$7,500	\$10,800
Importance Code C	\$42,100			\$1,000
<b>Total</b>	<b>\$206,700</b>	<b>\$6,600</b>	<b>\$9,000</b>	<b>\$12,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$36,000	LIFE	**	5	\$38,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Crazing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%	Now	\$173,800	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$30,100	2037	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$4,800	LIFE	**	5	\$2,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%	Now	\$17,600	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Classroom 2</i>								
Metal Panel	10%			2049	**	5	\$1,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	25%			2032	**	10	\$700	
Single Ply Membrane	75%	Now	\$20,500	2034	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 2nd Floor</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	23%			2025	\$69,800	3	\$10,600	
Cast in Place Concrete	5%			LIFE	**	5	\$5,000	
Ceramic Tile	5%			2038	**	5	\$1,100	
Marble Panels	2%			LIFE	**	5	\$700	
Vinyl Tile	65%	Now	\$39,400	2034	**	3	\$5,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor And Mezzanine</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,100	
Concrete Masonry Unit	2%	Now	\$1,000	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room Near Auditorium</i>								
Gypsum Board	40%			LIFE	**	5-10	\$28,300	
Masonry: Brick	5%			LIFE	**	10	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Areaways</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Wall At Boiler Room Corridor</i>								
Plaster	48%	Now	\$16,600	LIFE	**	5	\$6,000	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$1,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Gypsum Board	45%			LIFE	**	5-10	\$35,500	
Plaster	50%	Now	\$15,600	LIFE	**	5	\$7,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 3</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine, 2nd Floor Classrooms 2 And 4</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	50%			2049	**			
Iron Picket	50%	0-2	\$4,500	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	25%			2049	**			
Masonry: Brick	75%			2039	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	70%			2042	**			
Masonry: Granite	25%	4+	\$1,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Pavers/Stone	5%			2038	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Side</i>								
<b>Activity Yard</b>								
Cast in Place Concrete	75%			2042	**			
Pavers/Stone	25%			2038	**			

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Molded Case Bkrs	100%			2049	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2049	**	5	\$500
<hr/>								
<b>Raceway</b>								
	Conduit	70%			2049	**	1	
	Conduit	30%			2029	\$9,700	1	
<hr/>								
<b>Panelboards</b>								
	Fused Disc Sw	5%			2045	**	5	
	Molded Case Bkrs	85%			2045	**	5	\$400
	Molded Case Bkrs	10%			2028	\$1,500	5	
<hr/>								
<b>Wiring</b>								
	Braided Cloth	30%	2-4	\$8,600	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	70%			2049	**	1	
<hr/>								
<b>Motor Controllers</b>								
	Locally Mounted	100%			2042	**	5	\$100
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$500
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	60%			2034	**	10	\$9,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	40%			2034	**	10	\$6,300
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2034	**	10	\$2,100
	Exit, LED	30%			2057	**	1	
	Exit, Service	20%			2034	**	1	
<hr/>								
<b>Exterior Lighting</b>								
	HID	100%			2034	**	10	\$100
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
	No Component	70%						
	Generic	30%			2034	**	1	\$1,900
<hr/>								
<b>Fire/Smoke Detection</b>								
	No Component	70%						
	Generic, Digital	30%			2034	**	1-3	\$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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,300	2045	**	4	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Not Enough Heat On 2nd Floor</i>								
Terminal Devices								
Air Handler	30%			2029	\$70,300	1	\$3,200	
Convactor/Radiator	70%			2042	**	1	\$3,900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	25%	0-2	\$7,800	2027	\$155,800	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
<i>Explanation : Inefficient Units. 3 Portable Units Being Used In Main Floor.</i>								
Exterior Pkg Unit - Cooling	60%	0-2	\$4,000	2029	\$81,000	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - 2 Units</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Inefficient Units</i>								
Split Unit	15%			2029	\$53,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Fan Coil - 2 Pipe	15%			2029	\$47,600	1	\$800	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$5,000	2	\$1,800	
No Component	85%							
<b>Ventilation</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**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,200
<b>Exhaust Fans</b>								
	Interior	40%			2029	\$23,700	2	\$200
	Roof	60%			2029	\$16,600	2	\$300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	70%			2039	**	1	
	Galvanized Steel	30%	0-2	\$1,100	2027	\$21,900	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Lunch Room</i>								
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$10,200	2	\$300
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$12,200	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Franklin Avenue Side</i>								
<i>Explanation : Water Backs Up Into Basement Restroom, Boiler Room And Auditorium</i>								
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Submersible	100%			2020	\$600	4	\$500
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$258,100	
Interior Architecture		\$203,500
Electrical		\$207,700
Mechanical	\$80,800	\$323,000
<b>Total</b>	<b>\$339,000</b>	<b>\$734,100</b>
Importance Code A	\$258,100	\$87,900
Importance Code B	\$80,800	\$646,200
<b>Total</b>	<b>\$339,000</b>	<b>\$734,100</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$25,500			
Interior Architecture	\$60,600			\$4,600
Electrical	\$12,400	\$2,000	\$2,300	\$1,900
Mechanical	\$37,700	\$1,800	\$3,900	\$1,600
Site Pavements	\$2,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$142,200</b>	<b>\$7,800</b>	<b>\$10,100</b>	<b>\$12,000</b>
Importance Code A	\$43,700	\$1,000	\$1,000	\$1,000
Importance Code B	\$75,700	\$6,800	\$9,100	\$10,000
Importance Code C	\$22,800			\$1,100
<b>Total</b>	<b>\$142,200</b>	<b>\$7,800</b>	<b>\$10,100</b>	<b>\$12,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%	Now	\$82,500	LIFE	**	5	\$26,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side And Bulkhead Stair</i>								
<i>Explanation : Tarps To Prevent Water Infiltration</i>								
Masonry: Granite	3%	2-4	\$5,200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Masonry: Limestone	3%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	Now	\$16,400	2045	**	5	\$1,900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side</i>								
Parapets								
Masonry: Brick	95%	Now	\$51,200	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Second Floor Windows</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Tarp To Prevent Water Infiltration</i>								
Masonry: Limestone	5%	Now	\$3,300	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Tarp To Prevent Water Infiltration</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$124,400	2034	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Flashing Around Stair</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$3,100	
Soffits								
Cement-Fiber Panel	100%			2029		10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2038	**	5	\$1,400	
Terrazzo	5%			LIFE	**	5	\$2,200	
Vinyl Tile	83%	0-2	\$20,300	2029	\$203,500	3	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			2044	**	5	\$1,000	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	50%	Now	\$1,800	LIFE	**	5	\$12,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Basement</i>								
Masonry: Brick	5%	0-2	\$1,700	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair</i>								
Marble Panels	3%			LIFE	**	10	\$500	
Plaster	25%	Now	\$8,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Stair</i>								
Wood	5%			LIFE	**	5	\$17,000	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$500	2042	**	5	\$1,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$3,600	
Gypsum Board	65%	0-2	\$3,900	LIFE	**	5	\$23,100	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Assembly</i>								
Plaster	15%	Now	\$5,800	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2049	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	4+	\$2,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2042	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2042	**			

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	90%			2029	\$1,400	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amperes Main Disconnect Switch For Building And AC</i>								
Fused Disc Sw	10%			2029	\$200	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2029	\$33,500	5	\$500	
<b>Raceway</b>								
Conduit	10%			2055	**	1		
Conduit	90%			2029	\$29,200	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	75%			2051	**	5	\$400	
Molded Case Bkrs	20%			2028	\$3,100	5	\$100	
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$5,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Thermoplastic	20%			2029	\$5,700	1		
Thermoplastic	60%			2055	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	\$31,300	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	15%			2024	\$30,500	10	\$2,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	25%			2029	\$50,800	10	\$4,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	60%			2039	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$13,700	10	\$2,400	
Exit, Service	50%			2029	\$1,400	1		
<b>Exterior Lighting</b>								
Fluorescent	100%			2024	\$65,000	10	\$1,800	
<b>Alarm</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System Generic	100%			2024	\$61,400	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection Generic, Digital	100%			2034	**	1-3	\$12,100	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
Conversion Equipment Furnace	20%			2034	**	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Rooftop Package Unit</i>								
Furnace	20%	0-2	\$400	2029	\$9,000	1	\$1,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Rooftop Package Unit</i>								
Hot Water Boiler	60%	Now	\$17,600	2027	\$87,900	1	\$5,200	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	60%			2037	**	4	\$900	
No Component	40%							
Terminal Devices Convactor/Radiator	50%			2027	\$50,900	1	\$3,200	
Fan Coil Unit/Heat	10%			2024	\$28,500	1	\$600	
No Component	40%							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2023	\$80,800	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit Basement Boiler Room</i>								
Ext Pkg Unit - Heating/Cooling	40%	0-2	\$4,800	2024	\$95,200	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 1 Unit On Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Energy Efficient</i>								
Ext Pkg Unit - Heating/Cooling	40%			2034	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit, R-410a</i>								
Terminal Devices								
Fan Coil - 4 Pipe	20%			2024	\$89,000	1	\$1,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2024	\$20,700	2	\$2,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300	
Exhaust Fans								
Interior	20%			2029	\$13,500	2	\$100	
Roof	80%			2034	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$7,100	2039	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Cold Water Pipe, Inside The Wall Of The 1st Floor Work Room.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : There Is No Hot Water At Circulation Pump, Causing No Hot Water On Top Floor.</i>								
Water Heater								
Gas Fired	100%			2027	\$11,600	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038  
BOROUGH PARK BRANCH LIBRARY**

**Asset # : 13236**

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

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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

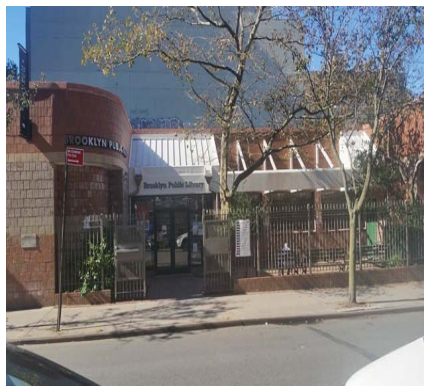
**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$53,900			
Interior Architecture	\$31,700		\$8,200	
Electrical	\$300	\$400	\$500	\$300
Mechanical	\$5,300	\$1,600	\$2,200	\$1,900
<b>Total</b>	<b>\$91,200</b>	<b>\$2,000</b>	<b>\$11,000</b>	<b>\$2,200</b>
Importance Code A	\$54,500	\$600	\$600	\$600
Importance Code B	\$22,900	\$1,400	\$10,400	\$1,600
Importance Code C	\$13,800			
<b>Total</b>	<b>\$91,200</b>	<b>\$2,000</b>	<b>\$11,000</b>	<b>\$2,200</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**  
**BRIGHTON BEACH BRANCH LIBRARY**  
**Asset # : 13237**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$500	
Masonry: Brick	98%			LIFE	**	5	\$42,200	
Windows								
Aluminum	100%			2045	**	5	\$1,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$10,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Concrete Masonry Unit	90%			LIFE	**	5-10	\$18,700	
Roof								
Single Ply Membrane	98%			2034	**	10	\$33,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Skylight, Metal/Glass	2%			2049	**	10	\$2,300	
Soffits								
Exposed Struc: Steel	98%	4+	\$8,900	LIFE	**	5	\$2,900	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Window Lintels And Relief Angles</i>					
Stucco Cement	2%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,000	
Quarry Tile	5%			2042	**	5	\$1,400	
Vinyl Tile	90%			2034	**	3	\$6,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Glass: Single Pane	5%			LIFE	**	5	\$1,000	
Glazed Ceramic Panel	5%			LIFE	**	10	\$600	
Gypsum Board	80%			LIFE	**	5-10	\$18,700	
Ceilings								
AcousTileSusp.Lay-In	60%			2042	**	5	\$10,900	
Gypsum Board	40%			LIFE	**	5-10	\$25,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Pavers/Stone	100%			2038	**			

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

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

\* \*

1-3

\$2,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room And Reading Areas**Explanation : Duct Smoke Detectors, Bells And Horns*

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

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2046

\* \*

1

\$6,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Two Gas Fired Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$600

## Terminal Devices

Air Handler

70%

2037

\* \*

1

\$5,300

Convactor/Radiator

25%

2046

\* \*

1

\$1,000

Unit Heater - Steam

5%

2037

\* \*

4

\$100

## Air Conditioning

## Energy Source

Electricity

100%

2045

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2033

\* \*

2

\$700

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$10,700

## Exhaust Fans

Interior

90%

2037

\* \*

2

\$300

Roof

10%

2029

\$2,000

2

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2049

\* \*

1

## Water Heater

Gas Fired

100%

2027

\$7,200

2

\$200

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>	
Plumbing								
	Backflow Preventer							
	Generic	100%			2029	\$3,000	1	\$700
Fixtures								
	Generic	100%						

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



Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$5,300,100	\$541,300
Interior Architecture	\$1,094,900	\$976,000
Electrical	\$1,842,800	\$3,757,200
Mechanical	\$4,477,900	\$6,384,400
<b>Total</b>	<b>\$12,715,700</b>	<b>\$11,658,900</b>
Importance Code A	\$5,300,100	\$541,300
Importance Code B	\$7,177,500	\$10,518,000
Importance Code C	\$238,100	\$599,600
<b>Total</b>	<b>\$12,715,700</b>	<b>\$11,658,900</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$36,800		\$32,300	\$3,800
Interior Architecture	\$81,700			\$77,800
Electrical	\$4,700	\$6,400	\$42,900	\$13,100
Mechanical	\$127,200	\$125,700	\$185,800	\$120,500
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
<b>Total</b>	<b>\$291,700</b>	<b>\$173,400</b>	<b>\$302,300</b>	<b>\$256,500</b>
Importance Code A	\$71,500	\$34,700	\$67,000	\$43,000
Importance Code B	\$220,200	\$138,700	\$235,300	\$213,400
Importance Code C				
<b>Total</b>	<b>\$291,700</b>	<b>\$173,400</b>	<b>\$302,300</b>	<b>\$256,500</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

## BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Brick	5%			LIFE	**	5	\$10,900	
Masonry: Granite	5%	Now	\$145,700	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	62%	0-2	\$1,669,200	LIFE	**	5	\$101,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$75,100	
Metal Coiling Doors	2%	Now	\$55,900	2032	**	5	\$6,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$81,500	LIFE	**	5	\$71,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	9%	Now	\$64,200	2040	**	5	\$24,600	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Overhead Doors Facing Parking Area</i>								
<i>Explanation : Corroded Steel Lintels</i>								
Windows								
Aluminum	15%			2043	**	5	\$7,500	
Bronze/Brass	60%	Now	\$2,371,100	2035	**	5	\$94,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	10%	Now	\$84,700	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade Facing Second Floor Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Facing Second Floor Roof</i>								
<i>Explanation : Corroded Steel Support</i>								
Steel	15%	0-2	\$443,500	2052	**	5	\$47,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, Sections Of South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Sections Of South Facades</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Sections Of South Facades</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**  
**BROOKLYN CENTRAL LIBRARY**  
**Asset # : 2136**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	25%	Now	\$31,200	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	65%	Now	\$147,300	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$5,600	2040	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Macadam	15%			2037	**	5	\$23,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2015</i>								
Modified Bitumen	73%			2037	**	10	\$173,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2015</i>								
Plaza Roof: Stone Panels	10%			2047	**			
Skylight, Metal/Glass	2%	Now	\$237,000	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Third Floor Roof Over Art And Music Areas</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Third Floor Roof Over Art And Music Areas</i>								
Interior								
Floors								
Carpet	15%			2026	\$1,111,600	3	\$154,400	
Cast in Place Concrete	7%			LIFE	**	5	\$78,800	
Ceramic Tile	10%	Now	\$112,500	2036	**	5	\$25,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$20,100	
Terrazzo	2%			LIFE	**	5	\$8,000	
Vinyl Tile	33%	Now	\$651,600	2032	**	3	\$63,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
Vinyl Tile	28%			2032	**	3	\$72,100	

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$18,500	
Glass: Single Pane	5%			LIFE	**	5	\$34,600	
Gypsum Board	20%			LIFE	**	5	\$110,900	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%	Now	\$166,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Exit</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Exit</i>								
Plaster	43%	Now	\$71,900	LIFE	**	5	\$119,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony Corridor Facing Lobby</i>								
Wood	10%			LIFE	**	5	\$369,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Auditorium</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2040	**	5	\$94,000	
AcousTileConcealSpLn	20%	0-2	\$45,700	2032	**	5	\$62,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$50,100	
Exposed Concrete	10%			LIFE	**	5	\$7,800	
Gypsum Board	15%			LIFE	**	5	\$94,000	
Plaster	30%			LIFE	**	5	\$94,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	50%			2053	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2053	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2044	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kva 208/120 Pri - 480 Sec</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2053	**	5	\$4,600	
Molded Case Bkrs	50%			2053	**	5	\$4,600	
Raceway								
Conduit	80%			2027	\$203,200	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$15,200	5	\$800	
Molded Case Bkrs	60%			2026	\$91,100	5	\$5,500	
Molded Case Bkrs	30%			2049	**	5	\$2,800	
Wiring								
Braided Cloth	30%	2-4	\$76,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2027	\$127,400	1		
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$477,200	5	\$1,700	
Variable Frequency Drive	30%			2044	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2027	\$2,569,500	10	\$208,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$64,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$16,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$197,700	10	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Uisng T-12 Lamps</i>								
LED	5%			2035	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	40%			2022	\$77,700	1		
Emergency, Battery	10%			2035	**	10	\$8,400	
Exit, LED	10%			2062	**	1		
Exit, Service	40%			2022	\$22,600	1		
Exterior Lighting								
HID	100%			2022	\$1,491,000	10	\$1,100	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$13,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$22,200	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<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	\$346,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$25,900	
Terminal Devices								
Air Handler	60%			2022	\$3,119,800	1	\$129,900	
Convactor/Radiator	40%			2032	**	1	\$45,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	30%			2035	**	1		
Steam/HW System	70%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2035	**	1	\$138,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers Penthouse</i>								
Exterior Pkg Unit - Cooling	15%			2027	\$449,200	2	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Split Systems</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$25,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$4,147,200	1	\$216,400	
Heat Rejection								
Air Cooled Condenser Unit	15%			2027	\$111,800	2	\$36,600	
Water Cooling Tower	85%	Now	\$23,900	2028	\$1,192,800	2	\$239,500	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : One Of The Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,200	
Exhaust Fans								
Interior	95%	Now	\$62,500	2022	\$1,249,800	2	\$8,100	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room</i>								
Roof	5%			2027	\$30,700	2	\$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$225,500	2	\$5,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$56,400	4	\$7,400	
Sewage Ejector(s)								
Compressed Air	100%			2027	\$68,900	4	\$3,500	
Fixtures								
Generic	100%							
Vertical Transport								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Seven Units</i>								
Escalators								
	Under 20' Rise	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2047		**	1-5 \$183,000
Sprinkler								
	No Component	60%						
	Generic	40%			2047		**	1-2 \$39,200

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$122,300	
Electrical		\$111,800
Mechanical		\$245,000
<b>Total</b>	<b>\$122,300</b>	<b>\$356,800</b>
Importance Code B	\$122,300	\$356,800
<b>Total</b>	<b>\$122,300</b>	<b>\$356,800</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,300	\$8,200		
Interior Architecture	\$57,700			\$2,900
Electrical	\$18,200	\$300	\$400	\$400
Mechanical	\$12,500	\$2,300	\$2,900	\$2,300
Site Enclosure	\$800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$132,400</b>	<b>\$14,800</b>	<b>\$7,300</b>	<b>\$9,600</b>
Importance Code A	\$39,800	\$8,800	\$500	\$500
Importance Code B	\$62,600	\$6,100	\$6,700	\$8,400
Importance Code C	\$30,100			\$700
<b>Total</b>	<b>\$132,400</b>	<b>\$14,800</b>	<b>\$7,300</b>	<b>\$9,600</b>



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**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	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,900	
Masonry: Limestone	10%	Now	\$5,600	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Window Sills</i>								
Windows								
Aluminum	100%			2045	**	5	\$2,900	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$9,900	
Metal Rail	40%			2046	**	5-10	\$21,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$3,600	
Roof								
Modified Bitumen	100%			2034	**	10	\$17,100	
Soffits								
Masonry: Brick	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$16,200	
Ceramic Tile	5%			2038	**	5	\$900	
Vinyl Tile	75%	Now	\$122,300	2039	**	3	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
Gypsum Board	50%			LIFE	**	5-10	\$23,300	
Masonry: Brick	10%	Now	\$11,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Plaster	30%	Now	\$3,400	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
Gypsum Board	25%			LIFE	**	5-10	\$15,900	
Plaster	75%	Now	\$9,400	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<b>Site Enclosure</b>								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	25%			2049	**			
Masonry: Brick	75%	Now	\$800	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp</i>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2042	**			
Pavers/Stone	25%			2038	**			
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2029	\$1,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Each</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$33,500	5	\$300	
Raceway								
Conduit	100%			2029	\$32,500	1		
Panelboards								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	95%			2028	\$14,700	5	\$300	
Wiring								
Braided Cloth	40%	2-4	\$11,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2029	\$17,200	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	65%			2024	\$70,800	10	\$6,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	30%			2034	**	10	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2034	**	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$7,300	10	\$1,300	
Exit, Service	50%			2029	\$800	1		
Exterior Lighting								
HID	100%			2024	\$41,100	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,900	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$800	
Terminal Devices								
Air Handler	40%			2024	\$57,300	1	\$2,600	
Convactor/Radiator	60%			2034	**	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%	Now	\$7,300	2029	\$73,500	1	\$3,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Facility In Back Yard (Not Accessible)</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And Mezzanine</i>								
<i>Explanation : 4 Portable Units Being Used</i>								
Window/Wall Unit	15%			2024	\$3,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$114,200	1	\$6,500	
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300	
Exhaust Fans								
Interior	70%			2024	\$25,400	2	\$200	
Roof	30%			2024	\$5,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$6,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st, Mezzanine</i>								
<i>Explanation : One Unit</i>								

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

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

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$158,100	
Interior Architecture		\$101,000
Electrical		\$77,200
Mechanical		\$167,900
<b>Total</b>	<b>\$158,100</b>	<b>\$346,100</b>
Importance Code A	\$158,100	
Importance Code B		\$346,100
<b>Total</b>	<b>\$158,100</b>	<b>\$346,100</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$13,200		\$22,100	
Interior Architecture	\$37,000		\$300	\$2,200
Electrical	\$30,400	\$300	\$300	\$500
Mechanical	\$7,500	\$1,900	\$3,400	\$1,400
Site Pavements	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$94,700</b>	<b>\$6,200</b>	<b>\$30,100</b>	<b>\$8,100</b>
Importance Code A	\$13,700	\$500	\$22,600	\$500
Importance Code B	\$63,900	\$5,600	\$7,500	\$7,100
Importance Code C	\$17,100			\$500
<b>Total</b>	<b>\$94,700</b>	<b>\$6,200</b>	<b>\$30,100</b>	<b>\$8,100</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.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$38,100	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Columns At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Masonry: Brick	85%	0-2	\$120,000	LIFE	**	5	\$19,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2039	**	5-10	\$7,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Equipment Screen</i>								
Windows								
Wood	100%			2037	**	5	\$44,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$5,100	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5-10	\$11,100	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2034	**	10	\$14,400	
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2034	**	10	\$800	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,500	LIFE	**	5	\$1,500	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Ceramic Tile	5%			2038	**	5	\$700	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber Vinyl Tile	5%			2034	**	5	\$1,000	
	85%	Now	\$10,100	2029	\$101,000	3	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$900	
Plaster	95%	Now	\$14,400	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor, Mezzanine Office</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor, Mezzanine Office</i>								
Ceilings								
AcousTileConcealSpLn	90%	Now	\$10,200	2046	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$700	
Plaster	5%	Now	\$900	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine Floor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2049	**			
Masonry: Brick	10%			2039	**			
Free Standing Walls								
Masonry: Fieldstone	100%			2049	**			
Retaining Walls								
Concrete Masonry Unit	100%			2039	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2034	**			
Pavers/Stone	25%	4+	\$1,300	2032	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$1,500	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>								
Molded Case Bkrs	50%			2029	\$800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$33,500	5	\$300	
Raceway								
Conduit	20%			2049	**	1		
Conduit	80%			2029	\$26,000	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	75%			2028	\$11,600	5	\$200	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$23,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$25,000	5	\$100	
Locally Mounted	20%			2034	**	5		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2024	\$77,200	10	\$6,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
Fluorescent	25%			2037	**	10	\$2,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,300	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2024	\$4,200	10		
LED	20%			2037	**			
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$34,200	1-3	\$2,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Smoke Detector And Fire Alarm Control Panel</i>					
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$5,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$800	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2029	\$87,100	1	\$4,000	
Convactor/Radiator	40%			2034	**	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2034	**	1	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Mezzanine Roof</i>						
		<i>Explanation : 2 Units, R-410a</i>						
Exterior Pkg Unit - Cooling	30%			2024	\$25,100	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 1 Unit, Mezzanine Roof</i>						
Terminal Devices								
Air Handler/Dir Expansion	70%			2024	\$80,800	1		
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2034	**	2	\$5,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,400	
Exhaust Fans								
Interior	70%			2024	\$25,700	2	\$200	
Roof	30%			2024	\$5,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$6,300	2	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$1,500	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 3%</i>						
		<i>Location : Basement Staff Restroom</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$3,000	4	\$600	
Fixtures								
Generic	100%							
Vertical Transport								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement To 2nd Floor</i>									
<i>Explanation : One Unit</i>									

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 8204 **Lot** : 68 **BIN** : 3230120

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$169,300
<b>Total</b>		<b>\$169,300</b>
Importance Code A		\$169,300
<b>Total</b>		<b>\$169,300</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$37,000	\$300		
Interior Architecture	\$1,600	\$6,700		\$2,100
Electrical	\$500	\$500	\$10,200	\$400
Mechanical	\$500	\$600	\$28,500	\$500
<b>Total</b>	<b>\$39,600</b>	<b>\$8,100</b>	<b>\$38,700</b>	<b>\$2,900</b>
Importance Code A	\$37,500	\$800	\$500	\$500
Importance Code B	\$2,100	\$7,300	\$38,200	\$2,300
Importance Code C				\$100
<b>Total</b>	<b>\$39,600</b>	<b>\$8,100</b>	<b>\$38,700</b>	<b>\$2,900</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**  
**CANARSIE BRANCH LIBRARY**  
**Asset # : 13620**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	35%	Now	\$9,500	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Stucco Cement	65%			2029	\$169,300	5	\$14,100	
<b>Windows</b>								
Aluminum	50%			2046	**	5	\$600	
Aluminum	50%	Now	\$27,500	2049	**	5	\$300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<b>Parapets</b>								
Not Accessible	100%							
<b>Roof</b>								
Not Accessible	100%							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Ceramic Tile	5%			2033	**	5	\$700	
Vinyl Tile	90%			2032	**	3	\$6,400	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Gypsum Board	85%			LIFE	**	5	\$2,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%			2041	**	5	\$13,500	
Exposed Concrete	5%			LIFE	**	5	\$100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$300	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2046	**	5	\$300	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2050	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$8,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2022	\$19,100	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
Exhaust Fans								
Not Accessible	100%							
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**  
**CANARSIE BRANCH LIBRARY**  
**Asset # : 13620**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Water Heater							
	Electric	100%			2022	\$8,100	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$1,400	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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$205,300	
Interior Architecture		\$114,900
Electrical		\$55,000
Mechanical		\$105,200
<b>Total</b>	<b>\$205,300</b>	<b>\$275,200</b>
Importance Code A	\$205,300	\$105,200
Importance Code B		\$169,900
<b>Total</b>	<b>\$205,300</b>	<b>\$275,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$55,100		\$7,900	
Interior Architecture	\$35,900		\$800	\$2,200
Electrical	\$12,100	\$400	\$500	\$600
Mechanical	\$5,500	\$1,300	\$2,200	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$112,500</b>	<b>\$5,700</b>	<b>\$15,400</b>	<b>\$7,700</b>
Importance Code A	\$55,800	\$700	\$8,600	\$700
Importance Code B	\$39,000	\$5,000	\$6,800	\$6,400
Importance Code C	\$17,700			\$600
<b>Total</b>	<b>\$112,500</b>	<b>\$5,700</b>	<b>\$15,400</b>	<b>\$7,700</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**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

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	92%	0-2	\$205,300	LIFE	**	5	\$32,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Rear And Side</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,700	
Masonry: Sandstone	3%	Now	\$25,600	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : This Is Actually Bluestone</i>								
Windows								
Aluminum	80%			2037	**	5	\$3,900	
Steel	20%			2037	**	5	\$12,000	
Parapets								
Masonry: Brick	70%	Now	\$20,200	LIFE	**	5	\$1,700	
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Face</i>								
Masonry: Limestone	30%			LIFE	**	5-10	\$8,800	
Roof								
Copper/Terne	5%			2057	**	10	\$1,500	
Modified Bitumen	95%			2037	**	10	\$11,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$1,300	
Ceramic Tile	3%	0-2	\$900	2032	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Marble Panels	5%			LIFE	**	5	\$1,100	
Vinyl Tile	90%			2029		3	\$6,500	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$1,900	
Plaster	90%	0-2	\$16,500	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Elevator Foyer</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**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2042	**	5	\$900	
AcousTileSusp.Lay-In	5%			2042	**	5	\$700	
Plaster	90%			LIFE	**	5-10	\$22,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout, 2012</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2039	**			
<b>Retaining Walls</b>								
Masonry: Brick	98%			2049	**			
Masonry: Fieldstone	2%			2039	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	95%			2042	**			
Pavers/Stone	5%			2038	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2029	\$1,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2029	\$33,500	5	\$400	
<b>Raceway</b>								
Conduit	5%			2049	**	1		
Conduit	95%			2029	\$30,800	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	95%			2028	\$14,700	5	\$400	
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$11,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2029	\$14,400	1		
Thermoplastic	10%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	\$31,300	5	\$100	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2034	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	85%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024			\$55,000	10
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Old Oil Tank Abandoned In Place</i>						
Conversion Equipment								
Hot Water Boiler	100%			2027	\$105,200	1	\$7,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : One Gas Fired Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	50%			2042	**	1	\$2,300	
Not Accessible	50%							
Air Conditioning								

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**CARROLL GARDENS BRANCH LIBRARY**

**Asset # : 13241**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Not Accessible	100%						
Heat Rejection								
	Not Accessible	100%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400
Exhaust Fans								
	Not Accessible	100%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2029	\$8,300	2	\$200
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$300
Backflow Preventer								
	Not Accessible	100%						
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Mezzanine</i>								
<i>Explanation : One Unit</i>								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : CLARENDON BRANCH LIBRARY  
**Address** : 2035 NOSTRAND AVE. @ FARRAGUT RD.  
**Borough** : BROOKLYN **Agency's Number** : 33  
**Program / Asset #** : BPL0C33.000 / 13240 **Yr Built/Renovated** : 1990 / 1991  
**Area Sq Ft** : 7,800 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 13-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5005 **Lot** : 33 **BIN** : 3327822

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$240,700	
Interior Architecture		\$45,100
Electrical		\$164,500
Mechanical	\$160,900	\$148,700
<b>Total</b>	<b>\$401,600</b>	<b>\$358,400</b>
Importance Code A	\$240,700	\$58,300
Importance Code B	\$160,900	\$300,000
<b>Total</b>	<b>\$401,600</b>	<b>\$358,400</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$200		\$3,300	
Interior Architecture	\$600		\$2,400	\$800
Electrical	\$700	\$900	\$800	\$700
Mechanical	\$1,200	\$800	\$6,200	\$800
<b>Total</b>	<b>\$2,700</b>	<b>\$1,700</b>	<b>\$12,800</b>	<b>\$2,300</b>
Importance Code A	\$500	\$400	\$3,700	\$400
Importance Code B	\$2,200	\$1,300	\$9,100	\$2,000
Importance Code C				
<b>Total</b>	<b>\$2,700</b>	<b>\$1,700</b>	<b>\$12,800</b>	<b>\$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**  
**CLARENDON BRANCH LIBRARY**  
**Asset # : 13240**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$12,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$300	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$5,500	
Metal Panel	5%			2044	**	5	\$1,300	
Metal: Cage/Fence	15%			2037	**	5-10	\$8,000	
<b>Roof</b>								
Modified Bitumen	90%	Now	\$142,000	2034	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$98,800	2044	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$600	
Ceramic Tile	5%			2033	**	5	\$300	
Vinyl Tile	90%			2029	\$45,100	3	\$2,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$800	
Gypsum Board	80%			LIFE	**	5	\$5,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2037	**	5	\$4,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Rated At 500 Amperes</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**  
**CLARENDON BRANCH LIBRARY**  
**Asset # : 13240**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$200	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5		
Molded Case Bkrs	90%			2032	**	5	\$200	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2024	\$80,900	10	\$7,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2024	\$5,400	10	\$900	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2024	\$30,500	10		
<b>Alarm</b>								
Security System								
Generic	100%			2032	**	1	\$2,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2024	\$83,700	1-3	\$4,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	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**  
**CLARENDON BRANCH LIBRARY**  
**Asset # : 13240**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
	Conversion Equipment Hot Water Boiler	100%		2029	\$58,300	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
	Distribution Hot Wtr Piping/Pump	100%		2032	**	4	\$600	
	Terminal Devices Air Handler	85%		2024	\$90,400	1	\$4,100	
	Convector/Radiator	15%		2029	\$6,100	1	\$400	
<b>Air Conditioning</b>								
	Energy Source Electricity	100%		2040	**	1		
	Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2022	\$160,900	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Equipment Room</i>								
<b>Ventilation</b>								
	Distribution Ductwork/Diffusers	100%		LIFE	**	2-5	\$4,300	
	Exhaust Fans Interior	100%		2024	\$26,900	2	\$200	
<b>Plumbing</b>								
	H/C Water Piping Brass/Copper	100%		2034	**	1		
	Water Heater Gas Fired	100%		2022	\$4,600	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Fixtures Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 28-Feb-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1945 **Lot** : 36 **BIN** : 3055495

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$312,300	
Interior Architecture	\$76,000	\$79,900
Electrical	\$172,300	\$71,800
Mechanical	\$88,900	
<b>Total</b>	<b>\$649,500</b>	<b>\$151,700</b>
Importance Code A	\$312,300	
Importance Code B	\$337,200	\$151,700
<b>Total</b>	<b>\$649,500</b>	<b>\$151,700</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$5,200		\$5,300	
Interior Architecture	\$8,500	\$1,000	\$500	
Electrical	\$39,600	\$600	\$17,700	\$17,700
Mechanical	\$40,300	\$900	\$7,400	\$900
<b>Total</b>	<b>\$93,700</b>	<b>\$2,500</b>	<b>\$30,900</b>	<b>\$18,600</b>
Importance Code A	\$23,900	\$400	\$5,700	\$400
Importance Code B	\$61,800	\$2,200	\$25,000	\$18,200
Importance Code C	\$8,000		\$200	
<b>Total</b>	<b>\$93,700</b>	<b>\$2,500</b>	<b>\$30,900</b>	<b>\$18,600</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$8,500	
Masonry: Brick	10%	Now	\$2,400	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Stucco Cement	30%			2037	**	5	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Continuous Band At Top Of Wall</i>								
<i>Explanation : Exposed Aggregate Finish</i>								
Windows								
Aluminum	100%	4+	\$2,800	2040	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen, Meeting Room</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, Meeting Room</i>								
Roof								
Modified Bitumen	100%	2-4	\$312,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Near Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
Ceramic Tile	5%			2027		5	\$500	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$1,200	
Vinyl Tile	80%			2024		3	\$3,100	
Interior Walls								
Ceramic Tile	5%			2027		5	\$500	
Concrete Masonry Unit	70%	0-2	\$8,000	LIFE	**	5	\$2,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, North Wall</i>								
Gypsum Board	25%			LIFE	**	5	\$1,400	

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	80%	4+	\$76,000	2044	**	5	\$4,200	
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 30%*

*Location : Throughout*

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

*Location : Throughout*

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

*Location : First Floor Near Main Entrance*

*Worn/Eroded, Extent : Light, Area Affected : 50%*

*Location : Throughout*

Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$1,300	

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2024	\$1,700	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$36,500	5	\$200	
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## Raceway

Conduit	100%			2024	\$35,400	1		
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## Panelboards

Fused Disc Sw	5%			2023	\$800	5		
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Molded Case Bkrs	95%			2023	\$16,000	5	\$200	
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## Wiring

Thermoplastic	100%			2024	\$31,300	1		
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## Motor Controllers

Locally Mounted	100%			2022	\$17,000	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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## Lighting

## Interior Lighting

Fluorescent	100%			2020	\$84,700	10	\$6,900	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

## Egress Lighting

Emergency, Battery	50%			2029	\$5,700	10	\$900	
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Exit, Service	50%			2029	\$600	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

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

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

## Lighting

## Exterior Lighting

HID	100%			2020	\$32,000	10		
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## Alarm

## Security System

No Component	30%							
Generic	70%			2032	**	1	\$2,000	

## Fire/Smoke Detection

Generic	100%			2020	\$87,600	1-3	\$4,800	
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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Natural Gas	100%			2044	**	1		
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## Conversion Equipment

Furnace	100%	0-2	\$18,700	2034	**	1	\$3,300	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Furnace Room**Explanation : 2 Obsolete Units*

## Air Conditioning

## Energy Source

Electricity	100%			2040	**	1		
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## Terminal Devices

Air Handler/Cool/Ht	100%	0-2	\$88,900	2034	**	1	\$4,200	
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Furnace Room*

## Heat Rejection

Air Cooled Condenser Unit	100%	0-2	\$16,000	2034	**	2	\$4,200	
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*Broken, Extent : Severe, Area Affected : 100%**Location : Roof*

## Ventilation

## Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
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## Exhaust Fans

Roof	100%	Now	\$2,600	2029	\$13,200	2	\$200	
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*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Roof**Not in Service, Extent : Moderate, Area Affected : 5%**Location : Exhaust Fans, Bad Odor In Restrooms*

## Plumbing

## H/C Water Piping

Galvanized Steel	100%			2037	**	1		
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## Water Heater

Gas Fired	100%			2022	\$4,800	2	\$100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2029	\$200	1	\$100
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Main Floor</i>					
<b>Fire Suppression</b>								
	Chemical System							
	No Component	90%						
	Generic	10%			2020	\$2,900	1-3	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 24-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 7019 **Lot** : 43 **BIN** : 3189001

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$277,300
Electrical		\$14,500
<b>Total</b>		<b>\$291,800</b>
Importance Code A		\$277,300
Importance Code B		\$14,500
<b>Total</b>		<b>\$291,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$22,600		\$900	
Interior Architecture			\$1,400	\$3,400
Electrical	\$1,100	\$11,400	\$1,500	\$1,000
Mechanical	\$1,600	\$1,800	\$7,600	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$29,200</b>	<b>\$17,100</b>	<b>\$15,400</b>	<b>\$10,100</b>
Importance Code A	\$23,300	\$700	\$1,600	\$700
Importance Code B	\$5,900	\$16,400	\$13,800	\$9,400
Importance Code C				
<b>Total</b>	<b>\$29,200</b>	<b>\$17,100</b>	<b>\$15,400</b>	<b>\$10,100</b>



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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$17,100	LIFE	**	5	\$27,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Rear Facade And Stair Bulkhead On Roof.</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Metal/Glass Curt Wall	15%			LIFE	**	5	\$9,600	
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2042	**	5	\$1,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$4,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$3,000	
<i>Spalling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Above Parapet Wall Base Counter Flashing</i>								
Roof								
Modified Bitumen	95%	Now	\$5,500	2026	\$277,300			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adjacent To Mechanical Equipment On Main Roof</i>								
Skylight, Metal/Glass	5%			2036	**	10	\$3,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead Roof And Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$9,200	
Ceramic Tile	10%			2039	**	5	\$2,100	
Terrazzo	15%			LIFE	**	5	\$2,500	
Vinyl Tile	55%			2034	**	3	\$4,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,300	
Gypsum Board	50%			LIFE	**	5	\$7,600	
Masonry: Brick	15%			LIFE	**			
Plaster	30%			LIFE	**	5	\$2,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell At Roof Bulkhead</i>								
Ceilings								
AcousTileConcealSpLn	30%			2043	**	5	\$6,700	
Gypsum Board	35%			LIFE	**	5	\$7,900	
Plaster	25%			LIFE	**	5	\$2,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Wood	10%			LIFE	**	5	\$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**  
**CONEY ISLAND BRANCH LIBRARY**  
**Asset # : 13243**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 600 Amperes Service</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2031	**	10	\$10,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2026	\$14,500	10	\$1,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Incandescent	10%			2026	\$14,500	2		
Egress Lighting								
Emergency, Service	50%			2026	\$3,600	1		
Exit, LED	50%			2054	**	1		
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2031	**	1	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First And Second Floor</i>						
		<i>Explanation : CCTV Only</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$8,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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**  
**CONEY ISLAND BRANCH LIBRARY**  
**Asset # : 13243**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$6,900	
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2039	**	1	\$4,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling Split Unit	50%			2031	**	2	\$400	
	50%			2031	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,200	
Terminal Devices								
Fan Coil - 2 Pipe	100%			2031	**	1	\$4,500	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
Exhaust Fans								
Roof	100%			2031	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2024	\$8,300	2	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Mechanical</i>					
			<i>Explanation : 1 - 50 Gallon Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 - Unit</i>					

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : CORTELYOU BRANCH LIBRARY  
**Address** : 1305 CORTELYOU RD. @ARGYLE RD.  
**Borough** : BROOKLYN **Agency's Number** : 87  
**Program / Asset #** : BPL0C87.000 / 13244 **Yr Built/Renovated** : 1983 / 2005  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5144 **Lot** : 80 **BIN** : 3118362

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$126,200
Interior Architecture		\$37,600
Electrical		\$158,200
<b>Total</b>		<b>\$322,000</b>
Importance Code A		\$126,200
Importance Code B		\$195,800
<b>Total</b>		<b>\$322,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$12,600		\$200	
Interior Architecture	\$3,600	\$500	\$100	
Electrical	\$10,600	\$600	\$700	\$800
Mechanical	\$2,200	\$1,100	\$3,000	\$5,600
<b>Total</b>	<b>\$29,000</b>	<b>\$2,300</b>	<b>\$3,900</b>	<b>\$6,300</b>
Importance Code A	\$13,000	\$400	\$500	\$400
Importance Code B	\$16,100	\$1,900	\$3,400	\$6,000
Importance Code C				
<b>Total</b>	<b>\$29,000</b>	<b>\$2,300</b>	<b>\$3,900</b>	<b>\$6,300</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**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$9,900	
Windows								
Aluminum	100%			2032	**	5	\$300	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,700	
Metal Panel	5%			2044	**	5	\$400	
Roof								
Modified Bitumen	100%	Now	\$12,600	2029	\$126,200			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Meeting Room</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2027	\$4,500	5	\$200	
Vinyl Tile	95%			2024	\$37,600	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$4,200	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners Of Main Public Space</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	0-2	\$3,600	2037	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Meeting Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Meeting Room</i>								
Plaster	5%			LIFE	**	5	\$100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two- 200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5		
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			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**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	65%			2032	**	5	\$100	
Molded Case Bkrs	30%			2040	**	5	\$100	
Wiring								
Thermoplastic	20%			2044	**	1		
Thermoplastic	80%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2029	\$54,400	10	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2024	\$23,300	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, LED	50%			2052	**	1		
Exterior Lighting								
Incandescent	100%			2024	\$24,900	2		
Alarm								
Security System								
No Component	30%							
Generic	70%			2032	**	1	\$2,000	
Fire/Smoke Detection								
Generic	100%			2029	\$80,400	1-3	\$4,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		

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Estimates are rounded to the nearest hundred dollars.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$400	
Terminal Devices								
Air Handler	70%			2032	**	1	\$3,300	
Convactor/Radiator	30%			2037	**	1	\$700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2032	**	1	\$3,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2032	**	1		
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	70%			2032	**	2	\$200	
Roof	30%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2023	\$4,400	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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 : 25-Mar-2013 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1  
 Block : 4247 Lot : 33 BIN : 3252993

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$68,300
Electrical		\$14,500
Mechanical		\$158,100
<b>Total</b>		<b>\$240,900</b>
Importance Code A		\$52,300
Importance Code B		\$188,600
<b>Total</b>		<b>\$240,900</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,300			
Interior Architecture	\$17,600			\$1,400
Electrical	\$700	\$600	\$6,500	\$600
Mechanical	\$3,400	\$700	\$8,100	\$700
<b>Total</b>	<b>\$45,000</b>	<b>\$1,300</b>	<b>\$14,600</b>	<b>\$2,700</b>
Importance Code A	\$25,900	\$300	\$300	\$300
Importance Code B	\$19,100	\$1,000	\$14,200	\$2,200
Importance Code C				\$100
<b>Total</b>	<b>\$45,000</b>	<b>\$1,300</b>	<b>\$14,600</b>	<b>\$2,700</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**  
**CYPRESS HILLS BRANCH LIBRARY**  
**Asset # : 14460**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,600	
Concrete Masonry Unit	90%			LIFE	**	5	\$8,100	
Metal Panel	5%			2044	**	5-10	\$5,000	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$1,200	
<b>Parapets</b>								
Concrete Masonry Unit	90%			LIFE	**	5	\$400	
Pre-Cast Concrete	10%			LIFE	**	5	\$300	
<b>Roof</b>								
Metal Panel	95%	2-4	\$22,700	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2029		10	\$1,000	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	75%			2029		3	\$3,900	
<b>Interior Walls</b>								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	3%			2033	**	5	\$300	
Concrete Masonry Unit	2%			LIFE	**	5	\$100	
Gypsum Board	30%			LIFE	**	5	\$1,800	
Plaster	45%			LIFE	**	5	\$1,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	4+	\$1,800	2037	**	5	\$1,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%			LIFE	**	5	\$4,100	
Plaster	50%	4+	\$14,800	LIFE	**	5	\$3,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$200	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2029	\$14,500	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	80%			2032	**	10	\$5,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$800	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,600	2029	\$52,300	1	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	100%		2032	**	4	\$500	
Terminal Devices								
	Convactor/Radiator	50%		2037	**	1	\$1,100	
	Fan Coil Unit/Heat	50%		2029	\$50,800	1	\$1,100	
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%		2040	**	1		
Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%		2029	\$55,000	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Roof Top Units</i>								
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,900	
Exhaust Fans								
	Roof	30%		2029	\$3,400	2	\$100	
	No Component	70%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%		2044	**	1		
Water Heater								
	Gas Fired	100%		2022	\$4,100	2	\$100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2020	\$200	4	\$200	
Backflow Preventer								
	Generic	100%		2029	\$1,700	1	\$400	
Fixtures								
	Generic	100%						
<b>Fire Suppression</b>								
Chemical System								
	No Component	90%						
	Generic	10%		2022	\$2,700	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$371,500	\$37,200
Interior Architecture	\$137,300	
Electrical		\$78,300
Mechanical		\$164,700
<b>Total</b>	<b>\$508,800</b>	<b>\$280,200</b>
Importance Code A	\$371,500	\$37,200
Importance Code B	\$137,300	\$242,900
<b>Total</b>	<b>\$508,800</b>	<b>\$280,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$53,800			
Interior Architecture	\$33,400		\$900	\$1,800
Electrical	\$2,300	\$800	\$1,100	\$1,000
Mechanical	\$5,700	\$1,500	\$2,600	\$1,200
Site Enclosure	\$11,100			
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$111,600</b>	<b>\$6,300</b>	<b>\$8,500</b>	<b>\$7,900</b>
Importance Code A	\$54,400	\$600	\$600	\$600
Importance Code B	\$37,000	\$5,700	\$7,500	\$7,300
Importance Code C	\$20,300		\$400	
<b>Total</b>	<b>\$111,600</b>	<b>\$6,300</b>	<b>\$8,500</b>	<b>\$7,900</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**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$56,800	LIFE	**	5	\$24,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Masonry: Brick	83%	Now	\$116,400	LIFE	**	5	\$17,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along Bushwick Avenue</i>								
Masonry: Sandstone	2%	Now	\$7,100	LIFE	**	5	\$300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Wood	100%	Now	\$198,400	2054	**	5	\$23,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Reading Room</i>								
Parapets								
Cast Stone/Terra Cotta	23%			LIFE	**	5-10	\$32,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%			LIFE	**	5-10	\$25,200	
Masonry: Limestone	2%			LIFE	**	5-10	\$1,200	
Roof								
Copper/Terne	85%			2057	**	10	\$37,200	
Roll Roofing	5%			2025		5	\$1,500	
Single Ply Membrane	10%			2029		10	\$1,800	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Ceramic Tile	5%			2032	**	5	\$900	
Sheet Vinyl/Rubber	5%			2034	**	5	\$1,300	
Vinyl Tile	80%	4+	\$137,300	2039	**	3	\$5,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Main Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Main Floor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$900	
Concrete Masonry Unit	10%	Now	\$2,200	LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%			LIFE	**	5-10	\$4,500	
Plaster	65%	Now	\$10,300	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Room, Technology Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Room, Technology Room</i>								
Wood	5%			LIFE	**	5	\$7,000	
<b>Ceilings</b>								
AcousTile,Adhered	5%	4+	\$900	2049	**	5	\$500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2034	**	5	\$4,500	
Exposed Concrete	5%			LIFE	**	5-10	\$1,100	
Plaster	65%	Now	\$8,700	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	80%			2049	**			
Masonry: Brick	20%			2049	**			
<b>Retaining Walls</b>								
Masonry: Brick	100%	Now	\$11,100	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Area Way</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Area Way</i>								
<b>Site Pavements</b>								

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

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

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

## Site Pavements

## Public Sidewalk

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

## On-Site Walkways

Asphalt	25%			2032		**		
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Cast in Place Concrete	50%			2034		**		
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Pavers/Stone	25%	0-2	\$1,400	2032		**		
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*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Front Steps*

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

## Under 600 Volts

## Service Equipment

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

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$36,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

## Raceway

Conduit	70%			2029	\$24,700	1		
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Conduit	30%			2049	**	1		
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## Panelboards

Fused Disc Sw	5%			2028	\$800	5		
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Molded Case Bkrs	65%			2028	\$11,000	5	\$200	
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Molded Case Bkrs	30%			2045	**	5	\$100	
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## Wiring

Thermoplastic	30%			2049	**	1		
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Thermoplastic	70%			2029	\$21,900	1		
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## Motor Controllers

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

## Grounding Devices

Not Accessible	100%							
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## Lighting

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	12%			2024	\$17,100	10	\$1,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	50%			2034	**	10	\$5,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	30%			2034	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Fluorescent	5%			2037	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	3%			2037	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$1,500	
Exit, Service	50%			2034	**	1		
<b>Exterior Lighting</b>								
HID	30%			2034	**	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside And Inside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns</i>								

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



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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$900
Terminal Devices								
	Air Handler	25%			2024	\$46,700	1	\$2,000
	Convactor/Radiator	75%			2034	**	1	\$3,100
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2024	\$75,400	2	\$500
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>				
				<i>Location : 2 Units On Roof</i>				
	Split Unit	15%			2024	\$42,600		
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>				
				<i>Location : 3 Units. Various Locations.</i>				
	No Component	15%						
Terminal Devices								
	Fan Coil - 2 Pipe	15%			2024	\$32,300	1	\$600
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2024	\$3,400	2	\$1,300
	No Component	85%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100
Exhaust Fans								
	Interior	30%			2024	\$14,200	2	\$100
	Roof	70%			2024	\$15,500	2	\$300
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$8,100	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 1st 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.

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

Print Date : 17-Sep-2018      **BROOKLYN PUBLIC LIBRARY - FY 2019**

<b>Asset Name</b>	: DYKER BRANCH LIBRARY		
<b>Address</b>	: 8202 13TH AVE. @ 82ND STREET		
<b>Borough</b>	: BROOKLYN	<b>Agency's Number</b>	: 82
<b>Program / Asset #</b>	: BPL0D82.000 / 13246	<b>Yr Built/Renovated</b>	: 1974 / 2013
<b>Area Sq Ft</b>	: 7,500	<b>Project Type</b>	: BROOKLYN PUBLIC LIBRARY
<b>Date of Survey</b>	: 21-Mar-2013	<b>Landmark Status</b>	: NONE
<b>Areas Surveyed</b>	: Roof, Floors 1		
<b>Block</b>	: 6302	<b>Lot</b>	: 36
		<b>BIN</b>	: 3164019

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$483,900	
Interior Architecture		\$106,800
Electrical	\$80,400	\$77,800
Mechanical		\$272,000
<b>Total</b>	<b>\$564,300</b>	<b>\$456,500</b>
Importance Code A	\$483,900	
Importance Code B	\$80,400	\$456,500
<b>Total</b>	<b>\$564,300</b>	<b>\$456,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture				
Interior Architecture	\$30,500	\$1,500	\$300	\$200
Electrical	\$7,600	\$500	\$9,900	\$10,800
Mechanical	\$2,100	\$900	\$6,900	\$800
<b>Total</b>	<b>\$40,200</b>	<b>\$3,000</b>	<b>\$17,200</b>	<b>\$11,800</b>
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$39,800	\$2,600	\$16,800	\$11,200
Importance Code C				\$200
<b>Total</b>	<b>\$40,200</b>	<b>\$3,000</b>	<b>\$17,200</b>	<b>\$11,800</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**  
**DYKER BRANCH LIBRARY**  
**Asset # : 13246**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	15%			LIFE	**	5	\$10,000	
Masonry: Brick	85%			LIFE	**	5	\$11,300	
<b>Windows</b>								
Aluminum	100%	4+	\$46,800	2049	**	5	\$500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken Metal Security Gates</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$437,100	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, 2012</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
Ceramic Tile	5%			2027		5	\$700	
Vinyl Tile	90%			2024		3	\$4,500	
<b>Interior Walls</b>								
Ceramic Tile	10%			2033	**	5	\$400	
Concrete Masonry Unit	90%			LIFE	**	5	\$1,500	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	0-2	\$30,500	2037	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
Gypsum Board	5%			LIFE	**	5	\$800	
Plaster	5%			LIFE	**	5	\$400	

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

Under 600 Volts

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	60%			2023	\$9,300	5	\$100	
Molded Case Bkrs	30%			2046	**	5	\$100	
Wiring								
Thermoplastic	70%			2024	\$20,100	1		
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	60%			2022	\$9,400	5		
Locally Mounted	40%			2041	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2029	\$76,200	10	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2029	\$1,600	10	\$100	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Desk</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, Service	50%			2029	\$600	1		
Exterior Lighting								
HID	100%			2029	\$29,300	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%	Now	\$7,000	2034	**	1	\$800	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fire/Smoke Detection								
Generic	100%			2020	\$80,400	1-3	\$4,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$3,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (1) Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$600	
Terminal Devices								
Air Handler	50%			2032	**	1	\$2,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Suspended From First Floor Ceiling</i>								
Convactor/Radiator	50%			2037	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2028	\$272,000	2	\$500	
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Roof	100%			2029	\$12,100	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,400	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$1,100	4	\$200	
Backflow Preventer								
Generic	100%			2029	\$1,800	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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$78,700	\$157,300
Electrical		\$48,200
Mechanical		\$410,300
<b>Total</b>	<b>\$78,700</b>	<b>\$615,900</b>
Importance Code A	\$78,700	\$157,300
Importance Code B		\$458,500
<b>Total</b>	<b>\$78,700</b>	<b>\$615,900</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,100		\$4,700	
Interior Architecture	\$47,200		\$5,500	\$2,600
Electrical	\$500	\$300	\$600	\$300
Mechanical	\$5,400	\$1,800	\$2,200	\$1,500
<b>Total</b>	<b>\$81,200</b>	<b>\$2,200</b>	<b>\$13,000</b>	<b>\$4,400</b>
Importance Code A	\$28,700	\$600	\$5,300	\$600
Importance Code B	\$34,800	\$1,600	\$7,700	\$3,800
Importance Code C	\$17,600			
<b>Total</b>	<b>\$81,200</b>	<b>\$2,200</b>	<b>\$13,000</b>	<b>\$4,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,600	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass Block	10%	Now	\$3,900	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%			LIFE	**	5	\$10,700	
Metal Coiling Doors	10%			2034	**	5	\$4,800	
Granite Panels	5%			LIFE	**	5	\$1,100	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5-10	\$2,000	
Metal Panel	5%			2049	**	5	\$300	
Metal: Cage/Fence	70%			2042	**	5-10	\$8,000	
Roof								
IRMA/Protected Membrane	90%	Now	\$78,700	2029			\$157,300	
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Sloped Glazing	10%	Now	\$12,800	LIFE	**	5	\$28,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2039	**	5-10		
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$1,600	
Vinyl Tile	90%	0-2	\$24,900	2034	**	3	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**EAST FLATBUSH BRANCH LIBRARY**  
**Asset # : 13247**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	25%	Now	\$12,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,100	
Gypsum Board	50%	Now	\$3,300	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Wall</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2042	**	5	\$11,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$300	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices</i>								
Plaster	20%	Now	\$4,300	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	75%			2042	**			
Pavers/Stone	25%			2038	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2042	**			

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$900	

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

**Asset # : 13247**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	70%			2029	\$117,700	1	\$5,300	
Convactor/Radiator	30%			2034	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2027	\$254,300	2	\$800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units. Basement</i>					
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,900	
Exhaust Fans								
Interior	90%			2029	\$38,300	2	\$300	
Roof	10%	Now	\$100	2029	\$2,000	2		
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Restroom Exhaust Fans. Roof</i>					
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$7,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 24-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1396 **Lot** : 6 **BIN** : 3037543

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$117,800	\$77,400
Electrical	\$170,600	\$218,800
Mechanical		\$305,100
<b>Total</b>	<b>\$288,300</b>	<b>\$601,300</b>
Importance Code A	\$117,800	\$77,400
Importance Code B	\$170,600	\$524,000
<b>Total</b>	<b>\$288,300</b>	<b>\$601,300</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,600			
Interior Architecture	\$12,500	\$1,500		\$2,500
Electrical	\$23,800	\$10,200	\$1,500	\$1,800
Mechanical	\$1,900	\$1,700	\$9,200	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,700</b>	<b>\$17,300</b>	<b>\$14,600</b>	<b>\$10,200</b>
Importance Code A	\$31,400	\$1,000	\$800	\$800
Importance Code B	\$41,300	\$16,300	\$13,800	\$9,400
Importance Code C				
<b>Total</b>	<b>\$72,700</b>	<b>\$17,300</b>	<b>\$14,600</b>	<b>\$10,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**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)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$1,100	
Masonry: Granite	5%	Now	\$2,700	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	85%	Now	\$117,800	LIFE	**	5	\$14,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$3,300	2031	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Windows								
Steel	5%			2025		5	\$3,700	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	95%			2034	**	5	\$56,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%	Now	\$7,700	LIFE	**	5	\$1,300	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	50%			LIFE	**	5	\$1,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2025		5	\$30,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Traffic Topping	10%			2031	**	5	\$3,000	
Vinyl Tile	85%	Now	\$8,900	2031	**	3	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Gypsum Board	15%			LIFE	**	5	\$1,800	
Plaster	70%			LIFE	**	5	\$4,200	
SGFT/Glazed Masonry	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Located In Main Stairwell</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**  
**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)	Estimated Cost	

## Interior

## Ceilings

AcousTileConcealSpLn	90%	Now	\$3,600	2039	**	5	\$13,400	
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*Broken/Missing Elements, Extent : Light, Area Affected : 5%*

*Location : At Entry Vestibule*

Plaster	10%			LIFE	**	5	\$1,500	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2026	\$1,500	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 500 Amperes Service*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2026	\$33,500	5	\$400	
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## Raceway

Conduit	95%			2026	\$30,800	1		
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Conduit	5%			2036	**	1		
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## Panelboards

Molded Case Bkrs	95%			2025	\$14,700	5	\$400	
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Molded Case Bkrs	5%			2034	**	5		
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## Wiring

Braided Cloth	80%	0-2	\$23,000	2051	**	1		
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*Insulation Aged, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	20%			2036	**	1		
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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## Lighting

## Interior Lighting

Fluorescent	95%			2026	\$156,600	10	\$13,900	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Incandescent	5%			2021	\$8,200	2		
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## Egress Lighting

Exit, LED	30%			2041	**	1		
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Exit, Service	40%			2026	\$900	1		
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Exit, Battery	30%			2026	\$2,300	10	\$300	
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## Exterior Lighting

HID	100%			2026	\$62,200	10		
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## Alarm

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

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

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

## Alarm

Security System  
Generic

100%      2031      \* \*      1      \$5,900  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Only*

Fire/Smoke Detection  
Generic, Analog

100%    0-2      \$170,600    2036      \* \*      1-3      \$8,900  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Outdated - Very Old Fire Alarm System*

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

## Heating

Energy Source  
Electricity

30%      2046      \* \*      1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Electric Coil In Roof Top Unit*

Natural Gas

70%      2046      \* \*      1

Conversion Equipment

Furnace

30%      2026      \$10,900      1      \$2,400

Hot Water Boiler

70%      2031      \* \*      1      \$5,500

Distribution

Ductwork/Diffusers

50%      LIFE      \* \*      2-5      \$4,400

Hot Wtr Piping/Pump

50%      2042      \* \*      4      \$400

Terminal Devices

Air Handler

70%      2026      \$151,800      1      \$6,900

Convactor/Radiator

30%      2031      \* \*      1      \$1,500

## Air Conditioning

Energy Source  
Electricity

100%      2042      \* \*      1

Conversion Equipment

Exterior Pkg Unit -

30%      2026      \$37,500      2      \$300

Cooling

Ext Pkg Unit -

60%      2026      \$115,900      2      \$600

Heating/Cooling

Split Unit

10%      2031      \* \*

Distribution

Ductwork/Diffusers

100%      LIFE      \* \*      2      \$20,700

Terminal Devices

Air Handler/Dir

10%      2026      \$17,200      1

Expansion

No Component

90%

## Ventilation

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

**Asset # : 13248**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900
<b>Exhaust Fans</b>								
	Roof	100%			2031	**	2	\$500
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2046	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2024	\$9,400	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 - 40 Gallon Unit</i>					
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2031	**	4	\$300
<b>Sewage Ejector(s)</b>								
	Compressed Air	100%			2046	**	4	\$200
<b>Backflow Preventer</b>								
	No Component	90%						
	Generic	10%			2031	**	1	\$100
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boilers Only</i>					
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					

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

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 12-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2m.2  
**Block** : 5086 **Lot** : 15 **BIN** : 3116706

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$193,600	
Interior Architecture		\$27,100
Mechanical		\$483,100
<b>Total</b>	<b>\$193,600</b>	<b>\$510,200</b>
Importance Code A	\$193,600	
Importance Code B		\$510,200
<b>Total</b>	<b>\$193,600</b>	<b>\$510,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$11,200	\$21,600		
Interior Architecture	\$2,300		\$2,900	\$400
Electrical	\$500	\$20,800	\$700	\$400
Mechanical	\$8,800	\$4,600	\$10,000	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$26,700</b>	<b>\$50,900</b>	<b>\$17,600</b>	<b>\$9,300</b>
Importance Code A	\$12,300	\$22,700	\$1,100	\$1,100
Importance Code B	\$13,300	\$28,200	\$16,500	\$8,200
Importance Code C	\$1,200			
<b>Total</b>	<b>\$26,700</b>	<b>\$50,900</b>	<b>\$17,600</b>	<b>\$9,300</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**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

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%	Now	\$144,800	LIFE	**	5	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Exit</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	10%	Now	\$9,300	LIFE	**	5	\$8,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Windows								
Aluminum	93%	Now	\$48,800	2042	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$100	
Metal Louvers	5%	Now	\$1,900	2029	\$9,300			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,800	
Metal Panel	5%			2046	**	5	\$1,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	93%			2031	**	10	\$21,000	
Skylight, Metal/Glass	5%			2046	**	10	\$3,800	
Skylight, Metal/Glass	2%			2036	**	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2035	**	5	\$1,500	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	75%			2031	**	3	\$8,700	
Vinyl Tile	10%			2026	\$27,100	3	\$1,500	

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

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

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

**Interior**

## Interior Walls

Ceramic Tile	5%			2035	**	5	\$2,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$2,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$7,700	
Plaster	5%			LIFE	**	5	\$700	

## Ceilings

AcousTileSusp.Lay-In	25%			2039	**	5	\$7,700	
Gypsum Board	10%			LIFE	**	5	\$3,800	
Plaster	65%			LIFE	**	5	\$12,500	

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

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2046	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	60%			2046	**	5	\$100	
Molded Case Bkrs	40%			2036	**	5	\$200	

## Raceway

Conduit	70%			2026			\$22,700	1
Conduit	30%			2046	**			1

## Panelboards

Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	70%			2042	**	5	\$400	
Molded Case Bkrs	20%			2025			\$4,600	5

## Wiring

Thermoplastic	80%			2046	**	1		
Thermoplastic	20%			2026			\$5,700	1

## Motor Controllers

Locally Mounted	100%			2039	**	5	\$100	
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**Ground**

## Grounding Devices

Generic	50%			LIFE	**	5	\$200	
Generic	50%			LIFE	**	5	\$200	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main***Lighting**

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	77%			2031	**	10	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Hallway, Basement Storage And Hallway</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	3%			2031	**	2		
<b>Egress Lighting</b>								
Exit, Service	50%			2031	**	1		
Exit, Battery	50%			2031	**	10	\$700	
<b>Exterior Lighting</b>								
HID	100%			2031	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2031	**	1	\$1,600	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$2,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2036	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2043	**	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Terminal Devices</b>								
Air Handler	40%			2026	\$118,900	1	\$5,400	
Air Handler	20%			2034	**	1	\$2,700	
Convactor/Radiator	40%			2031	**	1	\$2,800	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2042	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2026	\$179,400	1	\$10,100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	80%			2036	**	4	\$1,300
	No Component	20%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	60%			2026	\$142,200	1	\$8,100
	Air Handler/Cool/Ht	20%			2031	**	1	\$2,700
	Fan Coil - 4 Pipe	20%			2031	**	1	\$1,400
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	100%			2026	\$42,600	2	\$15,200
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200
Exhaust Fans								
	Roof	100%			2034	**	2	\$700
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	20%			2036	**	1	
	Galvanized Steel	80%			2031	**	1	
Water Heater								
	Electric	100%			2025	\$18,600	4	\$200
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$500
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
	Electric	100%			2026	\$6,100	4	\$900
Backflow Preventer								
	Generic	100%	0-2	\$300	2034	**	1	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Slight Leak</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</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**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

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

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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$312,700
Mechanical		\$236,100
<b>Total</b>		<b>\$548,800</b>
Importance Code A		\$312,700
Importance Code B		\$236,100
<b>Total</b>		<b>\$548,800</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$40,200		\$19,600	
Interior Architecture	\$51,200		\$8,400	\$900
Electrical	\$500	\$400	\$500	\$600
Mechanical	\$4,900	\$1,300	\$1,900	\$1,200
Site Pavements	\$16,500			
<b>Total</b>	<b>\$113,300</b>	<b>\$1,800</b>	<b>\$30,500</b>	<b>\$2,600</b>
Importance Code A	\$40,800	\$600	\$20,200	\$600
Importance Code B	\$47,900	\$1,200	\$10,200	\$1,600
Importance Code C	\$24,600			\$400
<b>Total</b>	<b>\$113,300</b>	<b>\$1,800</b>	<b>\$30,500</b>	<b>\$2,600</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
Masonry: Brick	87%			LIFE	**	5	\$31,900	
Pre-Cast Concrete	3%	Now	\$1,900	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Glass Block	50%			LIFE	**	5	\$3,900	
Steel	50%			2037	**	5	\$39,300	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$17,300	
Metal Panel	10%	Now	\$4,500	2049	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Metal Coping At East Side</i>								
Roof								
Modified Bitumen	25%			2034	**	10	\$7,400	
Modified Bitumen	75%			2029		10	\$22,300	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$900	
Vinyl Tile	95%			2034	**	3	\$6,400	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$800	
Gypsum Board	95%			LIFE	**	5-10	\$26,400	
Ceilings								
AcousTileConcealSpLn	20%	Now	\$30,200	2049	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mezzanine</i>								
AcousTileSusp.Lay-In	70%			2042	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5-10	\$6,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Troy Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Of Building - Flatbush Avenue</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**  
**FLATLANDS BRANCH LIBRARY**  
**Asset # : 13249**

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

## Site Pavements

Parking/Driveway  
Asphalt

100% Now \$6,700 2032 \* \*

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

*Location : Rear Of Building*

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% 2029 \$1,500 5 \$100

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 400 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs

100% 2029 \$33,500 5 \$300

## Raceway

Conduit

90% 2029 \$29,200 1

Conduit

10% 2049 \* \* 1

## Panelboards

Fused Disc Sw

5% 2028 \$800 5

Molded Case Bkrs

20% 2045 \* \* 5 \$100

Molded Case Bkrs

75% 2028 \$11,600 5 \$200

## Wiring

Thermoplastic

80% 2029 \$23,000 1

Thermoplastic

20% 2049 \* \* 1

## Motor Controllers

Locally Mounted

100% 2027 \$31,300 5 \$100

## Ground

Grounding Devices

Not Accessible

100%

## Lighting

Interior Lighting

LED

100% 2037 \* \*

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

*Location : Throughout The Building*

*Explanation : LED Light Fixtures*

## Egress Lighting

Emergency, Battery

50% 2037 \* \* 10 \$1,500

Exit, Service

50% 2037 \* \* 1

## Exterior Lighting

LED

10% 2037 \* \*

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

*Location : Front Only*

*Explanation : LED Lights*

No Component

90%

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

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

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

## Alarm

Security System  
Generic

100%		2037		**	1	\$4,500
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Inside And Outside*  
*Explanation : CCTV Surveillance Cameras, Intrusion Alarm, Motion Sensors And Panic Doors*

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

## Heating

Energy Source  
Natural Gas

100%		2049		**	1	
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Conversion Equipment  
Furnace

40%		2029	\$11,000		1	\$2,400
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*Other Observation, Extent : Light, Area Affected : 40%*  
*Location : Roof*  
*Explanation : 2 Rooftop Package Units*

Hot Water Boiler

60%		2034		**	1	\$3,600
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*Other Observation, Extent : Light, Area Affected : 60%*  
*Location : 1st Floor Boiler Room*  
*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump  
No Component

60%		2037		**	4	\$500
40%						

## Terminal Devices

Air Handler  
Convactor/Radiator  
No Component

30%		2029	\$49,200		1	\$2,200
30%		2027	\$18,700		1	\$1,200
40%						

## Air Conditioning

Energy Source  
Electricity

100%		2037		**	1	
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Conversion Equipment  
Int Pkg Unit - Heating/Cooling

40%		2027	\$99,200		2	\$300
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*R-22 Refrigerant, Extent : Light, Area Affected : 40%*  
*Location : 1st Floor Mechanical Room*

Ext Pkg Unit - Heating/Cooling

60%		2029	\$87,600		2	\$400
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*R-22 Refrigerant, Extent : Light, Area Affected : 60%*  
*Location : 2 Units On Roof*

## Ventilation

## Distribution

Ductwork/Diffusers

100%		LIFE		**	2-5	\$10,600
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**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATLANDS BRANCH LIBRARY**  
**Asset # : 13249**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	30%		2029	\$12,500	2	\$100	
	Roof	70%		2029	\$13,600	2	\$300	
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%		2039	**	1		
	Water Heater							
	Gas Fired	100%		2024	\$7,100	2	\$200	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$75,800
<b>Total</b>		<b>\$75,800</b>
Importance Code A		\$75,800
<b>Total</b>		<b>\$75,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$27,100			\$3,500
Interior Architecture	\$30,700		\$1,200	\$900
Electrical	\$800	\$600	\$800	\$600
Mechanical	\$3,100	\$600	\$1,300	\$500
<b>Total</b>	<b>\$61,700</b>	<b>\$1,200</b>	<b>\$3,300</b>	<b>\$5,500</b>
Importance Code A	\$27,400	\$400	\$400	\$3,900
Importance Code B	\$24,700	\$800	\$2,900	\$1,100
Importance Code C	\$9,600			\$600
<b>Total</b>	<b>\$61,700</b>	<b>\$1,200</b>	<b>\$3,300</b>	<b>\$5,500</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**  
**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	90%			LIFE	**	5	\$30,600	
Masonry: Limestone	5%	4+	\$1,900	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Metal Panel	5%			2049	**	5-10	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Screen Wall</i>								
Windows								
Aluminum	98%			2045	**	5	\$2,000	
Metal Louvers	2%			2038	**	10	\$300	
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$1,900	
Metal Panel	5%			2049	**	5	\$300	
No Component	75%							
Roof								
Built-Up (BUR)	30%			2029		10	\$5,400	
Modified Bitumen	30%			2034	**	10	\$5,400	
Slate	40%			LIFE	**	10	\$7,200	
Soffits								
Fiberglass Panel	100%			2038	**	5	\$7,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2038	**	5	\$600	
Slate	2%			LIFE	**	5	\$500	
Vinyl Tile	88%			2034	**	3	\$3,600	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,200	
Gypsum Board	25%	4+	\$500	LIFE	**	5	\$3,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : At HVAC Ducts</i>								
Plaster	70%			LIFE	**	5-10	\$14,100	
Ceilings								
AcousTileSusp.Lay-In	35%	0-2	\$500	2042	**	5	\$1,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At HVAC Ducts</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$900	
Gypsum Board	15%			LIFE	**	5-10	\$4,800	
Plaster	30%			LIFE	**	5-10	\$4,800	
Wood	15%			LIFE	**	5	\$24,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2046	**			
Masonry: Granite	25%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2038	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5		
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	95%			2045	**	5	\$200	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$6,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</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**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

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

## Lighting

Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10		

## Alarm

Security System								
No Component	30%							
Generic	70%			2034	**	1	\$1,900	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$4,500	

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

## Heating

Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	65%			2034	**	1	\$2,400	
			<i>Other Observation, Extent : Light, Area Affected : 65%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Package Units</i>					
Hot Water Boiler	35%			2042	**	1	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 35%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	35%			2045	**	4	\$200	
No Component	65%							
Terminal Devices								
Convactor/Radiator	35%			2042	**	1	\$800	
No Component	65%							

## Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2034	**	2	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Package Units. R-410a</i>					
Split Unit	10%			2034	**			
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units. R-410a</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**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Fan Coil - 2 Pipe	10%		2034	**	1	\$200	
	No Component	90%						
<b>Heat Rejection</b>								
	Dry Cooler	10%		2034	**	2	\$500	
	No Component	90%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,500	
<b>Exhaust Fans</b>								
	Roof	100%		2034	**	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%		2049	**	1		
<b>Water Heater</b>								
	Gas Fired	100%		2027	\$4,400	2	\$100	
<b>Sanitary Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<b>Storm Drain Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	No Component	80%						
	Generic	20%		2049	**	1-2	\$400	

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,800	\$600	\$2,200	
Interior Architecture	\$24,700	\$1,100	\$2,100	
Electrical	\$3,000	\$500	\$700	\$600
Mechanical	\$4,400	\$1,300	\$1,900	\$1,600
<b>Total</b>	<b>\$43,900</b>	<b>\$3,500</b>	<b>\$6,900</b>	<b>\$2,200</b>
Importance Code A	\$12,300	\$1,100	\$2,700	\$500
Importance Code B	\$27,400	\$2,400	\$4,000	\$1,700
Importance Code C	\$4,200		\$100	
<b>Total</b>	<b>\$43,900</b>	<b>\$3,500</b>	<b>\$6,900</b>	<b>\$2,200</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**  
**GERRITSEN BEACH BRANCH LIBRARY**  
**Asset # : 14459**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,700	
Exposed Struc: Steel	2%			LIFE	**	5	\$1,100	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	76%			LIFE	**	5	\$13,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$3,000	
<i>Painted Surfaces, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Window Wall	15%			2049	**	5	\$4,900	
Windows								
Aluminum	99%			2051	**	5	\$1,300	
Metal Louvers	1%			2032	**	10	\$100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Front Of Building</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5-10	\$2,100	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : West Side</i>								
No Component	50%							
Roof								
Asphalt Shingle	65%			2042	**	10	\$2,200	
Modified Bitumen	35%			2034	**	10	\$6,900	
Soffits								
Cement-Fiber Panel	90%			2037	**	10		
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
Ceramic Tile	5%			2042	**	5	\$700	
Vinyl Tile	90%			2037	**	3	\$4,800	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$200	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Gypsum Board	75%			LIFE	**	5-10	\$6,100	
Masonry: Brick	15%			LIFE	**	10	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**GERRITSEN BEACH BRANCH LIBRARY**  
**Asset # : 14459**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2046	**	5	\$2,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,400	
Exposed Struc: Wood	75%			LIFE	**	10	\$15,900	
Gypsum Board	5%			LIFE	**	5-10	\$2,400	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2046	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2046	**			
<b>Activity Yard</b>								
Pavers/Stone	100%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**GERRITSEN BEACH BRANCH LIBRARY**  
**Asset # : 14459**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2024	\$25,800	10	\$2,300	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices, Electrical Room</i>					
Fluorescent	5%			2029	\$5,200	10	\$500	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
LED	70%			2037	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : LED Light</i>					
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$7,000	10	\$1,200	
Exit, Service	50%			2029	\$700	1		
<b>Exterior Lighting</b>								
LED	30%			2037	* *			
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2037	* *	1	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$32,100	1-3	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : Smoke Detector, Strobe Lights</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2055	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2046	* *	1	\$4,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2051	* *	4	\$500	
<b>Terminal Devices</b>								
Air Handler	90%			2037	* *	1	\$5,500	
Fan Coil Unit/Heat	10%			2037	* *	1	\$300	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2051	**	1		
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	90%			2033	**	2	\$600	
No Component	10%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
<b>Exhaust Fans</b>								
Interior	100%			2037	**	2	\$300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2055	**	1		
<b>Water Heater</b>								
Electric	100%			2028	\$8,500	4	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
Generic	100%			2037	**	1	\$600	
<b>Fixtures</b>								
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 : 17-Sep-2018

## BROOKLYN PUBLIC LIBRARY - FY 2019

**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** : 11-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6618 **Lot** : 34 **BIN** : 3175253

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$260,200
Electrical		\$77,800
Mechanical		\$271,000
<b>Total</b>		<b>\$608,900</b>
Importance Code A		\$260,200
Importance Code B		\$348,800
<b>Total</b>		<b>\$608,900</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$32,100			
Interior Architecture	\$23,000	\$500	\$300	\$4,300
Electrical	\$5,900	\$300	\$200	\$12,600
Mechanical	\$2,200	\$900	\$8,800	\$900
<b>Total</b>	<b>\$63,300</b>	<b>\$1,700</b>	<b>\$9,400</b>	<b>\$17,800</b>
Importance Code A	\$32,500	\$400	\$400	\$400
Importance Code B	\$30,800	\$1,300	\$9,000	\$17,300
Importance Code C				\$200
<b>Total</b>	<b>\$63,300</b>	<b>\$1,700</b>	<b>\$9,400</b>	<b>\$17,800</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**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$13,200	
Masonry: Limestone	20%			LIFE	**	5	\$2,800	
Granite Panels	10%			LIFE	**	5	\$1,400	
<b>Windows</b>								
Aluminum	100%	0-2	\$6,100	2032	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Difficult To Open And Close</i>								
<b>Roof</b>								
Modified Bitumen	100%	0-2	\$26,000	2024	\$260,200			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	70%	0-2	\$19,600	2025	\$98,000	3	\$11,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Sheet Vinyl/Rubber	10%	Now	\$3,300	2029	\$32,600	5	\$800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Room</i>								
Vinyl Tile	10%			2029	\$9,300	3	\$500	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Plaster	20%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	70%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2037	**	5	\$700	
AcousTileSusp.Lay-In	10%			2041	**	5	\$1,100	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$5,300	

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

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**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One Electrical Service Rated At 350 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2050	**	1		
Panelboards								
Molded Case Bkrs	80%			2023	\$12,400	5	\$200	
Molded Case Bkrs	20%			2046	**	5		
Wiring								
Braided Cloth	20%	2-4	\$5,700	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	70%			2024	\$20,100	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2029	\$7,800	10	\$700	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	90%			2024	\$70,000	10	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Exit, Service	50%			2024	\$600	1		
Exit, Battery	50%			2024	\$1,800	10	\$300	
Exterior Lighting								
HID	100%			2024	\$29,300	10		
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2024	\$4,700	1	\$600	

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2024

\$24,100

1-3

\$1,400

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

## Heating

## Energy Source

Natural Gas

100%

2044

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$3,700

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

## Distribution

Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$600

## Terminal Devices

Air Handler

75%

2029

\$76,700

1

\$3,500

Convactor/Radiator

25%

2029

\$9,700

1

\$600

## Air Conditioning

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2025

\$154,700

2

\$500

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

## Heat Rejection

Dry Cooler

100%

2024

\$39,600

2

\$5,200

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

## Exhaust Fans

Interior

80%

2029

\$20,700

2

\$200

Roof

20%

2029

\$2,400

2

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2034

\* \*

1

## Water Heater

Electric

100%

2022

\$6,400

4

## 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**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2024	\$1,100	4	\$200	
Sewage Ejector(s) Electric	100%			2024	\$2,100	4	\$400	
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,1m  
**Block** : 8300 **Lot** : 1 **BIN** : 3234514

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$250,500
Interior Architecture		\$98,300
Electrical		\$81,400
Mechanical		\$95,400
<b>Total</b>		<b>\$525,600</b>
Importance Code A		\$250,500
Importance Code B		\$275,100
<b>Total</b>		<b>\$525,600</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture				\$1,700
Interior Architecture	\$1,400			\$1,700
Electrical	\$900	\$700	\$700	\$13,300
Mechanical	\$5,200	\$600	\$1,100	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$11,500</b>	<b>\$5,300</b>	<b>\$5,800</b>	<b>\$19,600</b>
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$11,100	\$4,900	\$5,400	\$19,200
<b>Total</b>	<b>\$11,500</b>	<b>\$5,300</b>	<b>\$5,800</b>	<b>\$19,600</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.*

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	90%			LIFE	**	5	\$11,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,000	
Window Wall	7%			2044	**	5	\$5,400	
<b>Windows</b>								
Glass Block	100%			LIFE	**	5	\$2,000	
<b>Parapets</b>								
Concrete Masonry Unit	95%			LIFE	**	5		
Pre-Cast Concrete	5%			LIFE	**	5		
<b>Roof</b>								
Modified Bitumen	100%			2029	\$250,500	10	\$17,800	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	95%			2029	\$98,300	3	\$5,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%			LIFE	**	5		
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2037	**	5		
Gypsum Board	10%			LIFE	**	5		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet In The Meeting Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
<b>Raceway</b>								
Conduit	20%			2044	**	1		
Conduit	80%			2024	\$26,000	1		
<b>Panelboards</b>								
Molded Case Bkrs	20%			2040	**	5		
Molded Case Bkrs	80%			2023	\$12,400	5	\$200	
<b>Wiring</b>								
Thermoplastic	30%			2044	**	1		
Thermoplastic	70%			2024	\$20,100	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2037	**	5		
Locally Mounted	70%			2029	\$11,000	5		

**Ground**

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2024	\$8,100	10	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Area</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	90%			2024	\$73,300	10	\$6,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024	\$5,500	10	\$900	
Exit, LED	50%			2039	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$30,700	10		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2032	**	1	\$2,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
Generic	100%			2032	**	1-3	\$5,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2044	**	1		
<b>Conversion Equipment</b>								
Furnace	65%			2029	\$11,700	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 65%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Package Units</i>						
Hot Water Boiler	35%			2037	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	35%			2040	**	4	\$200	
No Component	65%							

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	35%			2037	**	1	\$900	
No Component	65%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$95,400	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Package Units</i>					
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans								
Roof	100%			2029	\$12,600	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2020	\$4,600	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$177,700	\$177,700
<b>Total</b>	<b>\$177,700</b>	<b>\$177,700</b>
Importance Code A	\$177,700	\$177,700
<b>Total</b>	<b>\$177,700</b>	<b>\$177,700</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$30,000	\$700		
Interior Architecture	\$56,900		\$7,800	\$1,600
Electrical	\$1,700	\$1,800	\$1,700	\$1,300
Mechanical	\$11,300	\$2,500	\$6,400	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$103,900</b>	<b>\$8,900</b>	<b>\$19,900</b>	<b>\$9,200</b>
Importance Code A	\$31,000	\$1,600	\$1,000	\$1,000
Importance Code B	\$27,000	\$7,300	\$18,900	\$7,400
Importance Code C	\$45,900			\$900
<b>Total</b>	<b>\$103,900</b>	<b>\$8,900</b>	<b>\$19,900</b>	<b>\$9,200</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**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$355,300	
Metal Panel	5%			2055	**	5-10	\$9,800	
Granite Panels	5%	Now	\$3,100	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	10%			2049	**	5	\$10,700	
Windows								
Aluminum	95%			2045	**	5	\$5,700	
Metal Louvers	5%			2038	**	10	\$1,900	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$10,700	
Metal Rail	5%			2046	**	5-10	\$1,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,300	
Roof								
Metal Panel	5%	Now	\$10,600	2049	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Single Ply Membrane	75%			2034	**	10	\$13,600	
Skylight, Metal/Glass	20%			2049	**	10	\$12,100	
Soffits								
Exposed Struc: Steel	50%			LIFE	**	5	\$1,000	
Glass: Special Gauge	50%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facade</i>								
<i>Explanation : Aluminum Fins On Structural Steel</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,500	
Ceramic Tile	5%			2038	**	5	\$1,500	
Panel/Paver: Cer/Brk	5%			2045	**	5	\$3,400	
Sheet Vinyl/Rubber	55%			2034	**	5	\$24,600	
Vinyl Tile	30%			2034	**	3	\$3,400	
Interior Walls								
Ceramic Tile	5%			2038	**	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	
Ceilings								
AcousTileSusp.Lay-In	45%			2042	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**	10	\$3,000	
Gypsum Board	50%	Now	\$3,100	LIFE	**	5	\$18,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</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**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Pavers/Stone	100%			2038	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5		
Molded Case Bkrs	95%			2051	**	5	\$500	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	20%			2046	**	5		
Motor Control Center	80%			2046	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	55%			2037	**	10	\$10,000	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, 1st And 2nd Floor</i>						
Fluorescent	30%			2037	**	10	\$5,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2037	**	10	\$1,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2037	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2037	**	10	\$2,400	
Exit, LED	50%			2064	**	1		
<b>Exterior Lighting</b>								
LED	25%			2037	**			
No Component	75%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2037	**	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>						
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2037	**	1-3	\$12,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2055	**	1		
<b>Conversion Equipment</b>								
Furnace	70%			2034	**	1	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 2 Are On Lower Roof, One Is On Higher Roof</i>						
		<i>Explanation : 3 Package Units.</i>						
Hot Water Boiler	30%			2042	**	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	30%			2051	**	4	\$300
	No Component	70%						
Terminal Devices								
	Convactor/Radiator	30%			2042	**	1	\$1,900
	No Component	70%						
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2051	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2034	**	2	\$1,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2 Are On Lower Roof, One Is On Higher Roof</i>				
				<i>Explanation : 3 Package Units, R-410a, No.1 Is Under Repair</i>				
	Split Unit	10%			2034	**		
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 2 Units, R-410a</i>				
Terminal Devices								
	Fan Coil - 2 Pipe	10%			2034	**	1	\$600
	No Component	90%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	100%			2034	**	2	\$13,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Higher Roof</i>				
				<i>Explanation : 3 Units</i>				
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,600
Exhaust Fans								
	Roof	100%			2034	**	2	\$600
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Electric	100%			2027	\$17,000	4	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Unit 40 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$1,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$293,400	\$73,400
Electrical		\$47,900
Mechanical		\$259,300
<b>Total</b>	<b>\$293,400</b>	<b>\$380,500</b>
Importance Code A	\$293,400	\$73,400
Importance Code B		\$307,200
<b>Total</b>	<b>\$293,400</b>	<b>\$380,500</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,800			
Interior Architecture	\$13,000		\$3,800	\$800
Electrical	\$700	\$400	\$500	\$500
Mechanical	\$5,600	\$3,100	\$2,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$59,900</b>	<b>\$7,400</b>	<b>\$10,500</b>	<b>\$8,300</b>
Importance Code A	\$37,500	\$700	\$700	\$700
Importance Code B	\$14,000	\$6,700	\$9,700	\$7,400
Importance Code C	\$8,400			\$200
<b>Total</b>	<b>\$59,900</b>	<b>\$7,400</b>	<b>\$10,500</b>	<b>\$8,300</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**  
**KINGS BAY BRANCH LIBRARY**  
**Asset # : 13254**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$44,300	
Masonry: Granite	5%			LIFE	**	5	\$1,700	
Windows								
Aluminum	70%	0-2	\$2,500	2037	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Facade, Staff Work Room</i>								
Glass Block	30%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$6,900	
Metal Panel	10%			2039	**	5	\$1,000	
No Component	50%							
Roof								
Modified Bitumen	80%	Now	\$293,400	2039	**			1
<i>Alligatoring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%			2024	\$73,400	10	\$5,200	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$1,100	
Quarry Tile	5%			2042	**	5	\$1,700	
Terrazzo	5%			LIFE	**	5	\$1,800	
Vinyl Tile	85%			2034	**	3	\$7,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$900	
Ceramic Tile	5%			2038	**	5	\$400	
Gypsum Board	90%			LIFE	**	5-10	\$11,600	
Ceilings								
AcousTile,Adhered	5%			2042	**	5	\$1,100	
AcousTileSusp.Lay-In	85%	Now	\$3,200	2042	**	5	\$9,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$500	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side At Mezzanine Below Duct</i>								

## Site Enclosure

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For Air Condition</i>								
Fused Disc Sw	70%			2029	\$1,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For The Main Building</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2039	**	5	\$400	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5		
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	90%			2037	**	5	\$400	
Wiring								
Thermoplastic	80%			2039	**	1		
Thermoplastic	20%			2029	\$5,700	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	

Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS BAY BRANCH LIBRARY**  
**Asset # : 13254**

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

**Ground**

Grounding Devices  
Generic

100%  
LIFE \*\* 5 \$400  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Water Main*

**Lighting**

Interior Lighting  
LED

100% 2037 \*\*

Egress Lighting

Emergency, Battery  
Exit, Service

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

Exterior Lighting

HID 100% 2037 \*\* 10

**Alarm**

Security System

No Component  
Generic

80% 20% 2029 \$9,300 1 \$1,100

Fire/Smoke Detection

No Component  
Generic, Analog

70% 30% 2024 \$47,900 1-3 \$2,800

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

**Heating**

Energy Source  
Natural Gas

100% 2039 \*\* 1

Conversion Equipment

Furnace

100% 2029 \$34,000 1 \$7,400  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : 2 Package Units*

**Air Conditioning**

Energy Source  
Electricity

100% 2045 \*\* 1

Conversion Equipment

Ext Pkg Unit -  
Heating/Cooling

100% 2029 \$180,800 2 \$900  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : 2 Package Units*

Heat Rejection

Dry Cooler

100% 2029 \$78,500 2 \$10,400

**Ventilation**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS BAY BRANCH LIBRARY**  
**Asset # : 13254**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100
Exhaust Fans								
	Roof	100%			2029	\$24,000	2	\$500
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Electric	100%			2027	\$12,700	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Court Yard</i>								
<i>Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
<i>Explanation : 1 Unit</i>								
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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



Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$93,100	
Electrical		\$23,500
<b>Total</b>	<b>\$93,100</b>	<b>\$23,500</b>
Importance Code A	\$93,100	
Importance Code B		\$23,500
<b>Total</b>	<b>\$93,100</b>	<b>\$23,500</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,300			
Interior Architecture	\$81,000		\$11,600	\$900
Electrical	\$2,100	\$2,000	\$2,100	\$1,600
Mechanical	\$15,000	\$3,400	\$7,100	\$2,800
Site Enclosure	\$1,500			
Site Pavements	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$134,500</b>	<b>\$9,300</b>	<b>\$24,700</b>	<b>\$9,300</b>
Importance Code A	\$29,500	\$1,200	\$1,200	\$1,200
Importance Code B	\$64,000	\$8,200	\$23,600	\$8,100
Importance Code C	\$41,000			
<b>Total</b>	<b>\$134,500</b>	<b>\$9,300</b>	<b>\$24,700</b>	<b>\$9,300</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**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$93,100	LIFE	**	5	\$29,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen And Office In Basement</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,000	
Metal Panel	5%			2049	**	5-10	\$11,400	
Window Wall	3%			2049	**	5	\$3,700	
Windows								
Aluminum	100%			2045	**	5	\$4,600	
Parapets								
Masonry: Brick	80%	Now	\$19,000	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5-10	\$7,300	
Metal Panel	5%			2049	**	5	\$800	
Roof								
Modified Bitumen	100%			2034	**	10	\$22,900	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$15,600	
Ceramic Tile	5%			2038	**	5	\$1,800	
Terrazzo	5%			LIFE	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$10,700	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$4,200	
Gypsum Board	20%			LIFE	**	5-10	\$19,100	
Masonry: Fieldstone	5%			LIFE	**	10	\$1,100	
Plaster	50%			LIFE	**	5-10	\$23,900	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$5,600	
Ceilings								
AcousTileSusp.Lay-In	45%			2042	**	5	\$16,000	
Exposed Concrete	25%			LIFE	**	5-10	\$11,100	
Plaster	25%			LIFE	**	5-10	\$15,300	
Wood	5%			LIFE	**	5	\$31,200	
Site Enclosure								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	\$1,500	2039		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear And Side Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear And Side Yard</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	15%			2064		**		
Free Standing Walls								
Masonry: Brick	100%			2049		**		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : Staining, Particle Pollution</i>								
Retaining Walls								
Cast in Place Concrete	100%			2073		**		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$2,800	2042		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear And Side Yard</i>								
Parking/Driveway								
Asphalt	100%			2038		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5		
Molded Case Bkrs	95%			2051	**	5	\$600	
Wiring								
Thermoplastic	100%			2055	**	1		

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2046	**	5	\$100	
Locally Mounted	50%			2027	\$23,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
LED	100%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,900	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	40%			2034	**	1	\$5,900	
Convactor/Radiator	60%			2042	**	1	\$4,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	60%			2030	**	2	\$900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Penthouse And 2nd Floor Mechanical Equipment Room</i>					
Exterior Pkg Unit - Cooling	40%			2034	**	2	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Roof</i>					
Heat Rejection								
Air Cooled Condenser Unit	60%			2034	**	2	\$10,000	
No Component	40%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans								
Interior	95%			2037	**	2	\$700	
Roof	5%			2034	**	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$14,100	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$2,400	LIFE	**	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : South Exit</i>					
			<i>Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains</i>					
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$900	
Backflow Preventer								
Generic	100%			2034	**	1	\$1,500	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

**Asset # : 4206**

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

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$179,900	\$144,800
Interior Architecture		\$115,400
Electrical		\$41,800
Mechanical		\$299,500
Site Pavements	\$72,000	
<b>Total</b>	<b>\$251,900</b>	<b>\$601,500</b>
Importance Code A	\$179,900	\$144,800
Importance Code B	\$72,000	\$456,600
<b>Total</b>	<b>\$251,900</b>	<b>\$601,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$60,700			
Interior Architecture	\$75,100			\$2,000
Electrical	\$36,300	\$600	\$700	\$700
Mechanical	\$26,900	\$2,200	\$4,600	\$2,200
Site Enclosure	\$4,600			
Site Pavements	\$14,600			
<b>Total</b>	<b>\$218,200</b>	<b>\$2,700</b>	<b>\$5,200</b>	<b>\$4,900</b>
Importance Code A	\$61,200	\$500	\$500	\$500
Importance Code B	\$125,400	\$2,200	\$4,700	\$4,000
Importance Code C	\$31,600			\$400
<b>Total</b>	<b>\$218,200</b>	<b>\$2,700</b>	<b>\$5,200</b>	<b>\$4,900</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**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	5%	4+	\$15,100	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	4+	\$109,700	LIFE	**	5	\$17,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	0-2	\$11,700	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Stucco Cement	5%	Now	\$6,200	2034	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Level Areaways</i>								
<b>Windows</b>								
Aluminum	90%	Now	\$70,100	2054	**	5	\$800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Steel	10%	Now	\$9,700	2054	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5-10	\$5,900	
Masonry: Limestone	15%	Now	\$900	LIFE	**	5	\$200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Entry</i>								
Metal Rail	5%			2034	**	5-10	\$1,000	
<b>Roof</b>								
Modified Bitumen	60%			2029	\$144,800	10	\$10,300	
Slate	40%	0-2	\$12,000	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,700	
Ceramic Tile	5%	4+	\$1,500	2032	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	Now	\$34,600	2029	\$115,400	3	\$4,900	
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$700	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	
Masonry: Brick	10%	4+	\$5,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	70%			LIFE	**	5-10	\$8,700	
Plaster	5%	4+	\$300	LIFE	**	5	\$200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Meeting Room</i>								
Ceilings								
AcousTileConcealSpLn	70%	0-2	\$18,100	2034	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Meeting Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor, Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$1,900	
Plaster	20%			LIFE	**	5-10	\$5,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$4,600	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$72,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Leonard Street</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

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

## Site Pavements

## On-Site Walkways

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

Asphalt	100%	0-2	\$14,600	2032		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Driveway Entry Point**Other Observation, Extent : Moderate, Area Affected : 50%**Location : Throughout**Explanation : Worn Surface*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2029	\$1,500	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$33,500	5	\$300	
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## Raceway

Conduit	100%			2029	\$32,500	1		
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## Panelboards

Fused Disc Sw	5%			2028	\$800	5		
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Molded Case Bkrs	95%			2028	\$14,700	5	\$300	
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## Wiring

Braided Cloth	90%	2-4	\$25,900	2054		**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2029	\$2,900	1		
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## Motor Controllers

Locally Mounted	100%			2027	\$31,300	5	\$100	
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## Ground

## Grounding Devices

Generic	100%	2-4	\$9,900	LIFE		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Water Pipe**Explanation : Corroded*

## Lighting

## Interior Lighting

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$41,800	10		
<b>Alarm</b>								
Security System								
Generic	100%			2034	**	1	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,000	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$16,200	4	\$800	
Terminal Devices								
Air Handler	40%			2024	\$58,300	1	\$2,600	
Convactor/Radiator	60%			2027	\$33,300	1	\$2,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$88,000	1	\$5,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units. Basement</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$116,300	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		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%	0-2	\$20,900	2039	**	2	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Extended Life Time Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,400	
Exhaust Fans								
Interior	100%			2024	\$36,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$6,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 New Installed 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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$202,600	\$66,800
Mechanical		\$283,100
<b>Total</b>	<b>\$202,600</b>	<b>\$350,000</b>
Importance Code A	\$202,600	\$66,800
Importance Code B		\$283,100
<b>Total</b>	<b>\$202,600</b>	<b>\$350,000</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$82,000		\$1,700	
Interior Architecture	\$44,100		\$3,600	\$1,000
Electrical	\$700	\$400	\$500	\$400
Mechanical	\$10,700	\$2,000	\$2,400	\$1,800
Site Enclosure				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$141,500</b>	<b>\$6,300</b>	<b>\$12,100</b>	<b>\$7,100</b>
Importance Code A	\$82,600	\$600	\$2,400	\$600
Importance Code B	\$32,000	\$5,700	\$9,800	\$5,900
Importance Code C	\$26,900			\$600
<b>Total</b>	<b>\$141,500</b>	<b>\$6,300</b>	<b>\$12,100</b>	<b>\$7,100</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**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

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%	Now	\$99,500	LIFE	**	5	\$10,600	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$23,500	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Windows								
Wood	100%			2045	**	5	\$34,100	
Parapets								
Cast Stone/Terra Cotta	5%	4+	\$1,300	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Masonry: Brick	45%	Now	\$31,100	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	45%	Now	\$56,500	LIFE	**	5	\$2,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2039	**	5	\$700	
Roof								
Metal Panel	5%			2042	**	10	\$1,700	
Modified Bitumen	25%			2029	\$66,800	10	\$4,800	
Slate	70%	Now	\$46,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Roof</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations 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**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Soffits</b>									
Cast in Place Concrete	30%	2-4	\$4,200	LIFE	**	5	\$900		
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Under Stair Landing Macon Street</i>									
Masonry: Limestone	70%	4+	\$4,800	LIFE	**	5	\$300		
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>									
<i>Location : Entrance</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	5%			LIFE	**	5	\$3,600		
Ceramic Tile	5%			2038	**	5	\$800		
Panel/Paver: Cer/Brk	5%			2037	**	5	\$1,900		
Sheet Vinyl/Rubber	55%			2034	**	5	\$13,600		
Vinyl Tile	30%			2034	**	3	\$1,900		
<b>Interior Walls</b>									
Ceramic Tile	5%			2038	**	5	\$1,100		
Gypsum Board	30%			LIFE	**	5-10	\$11,400		
Plaster	50%			LIFE	**	5-10	\$9,500		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Stairway, Heritage Center</i>									
Wood	15%			LIFE	**	5	\$26,800		
<b>Ceilings</b>									
AcousTileSusp.Lay-In	25%			2042	**	5	\$4,100		
Gypsum Board	10%			LIFE	**	5-10	\$5,700		
Plaster	65%			LIFE	**	5-10	\$18,500		
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2064	**				
<b>Retaining Walls</b>									
Cast in Place Concrete	100%	4+		2049	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Rear Of Building</i>									
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%			2042	**				
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2046	**				

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

Under 600 Volts

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2049	**	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2049	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	95%			2045	**	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2037	**	10	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	5%			2037	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway Basement</i>								
<hr/>								
LED	70%			2037	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,600	
Exit, LED	50%			2057	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2034	**	10		
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,500	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,400	

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

**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**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	40%			2029	\$11,800	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Unit</i>								
Hot Water Boiler	60%			2034	**	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Gas Fired Modular Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2037	**	4	\$600	
No Component	40%							
Terminal Devices								
Convactor/Radiator	40%			2042	**	1	\$1,700	
No Component	60%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%	0-2	\$3,900	2029	\$78,700	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	50%			2029	\$134,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Basement</i>								
Terminal Devices								
Air Handler/Dir Expansion	50%			2029	\$70,300	1		
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2029	\$12,700	2	\$4,500	
No Component	50%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$5,800	LIFE	**	2-5	\$7,200	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Floor</i>								
Exhaust Fans								
Interior	50%			2029	\$22,400	2	\$200	
Roof	50%			2029	\$10,400	2	\$200	

**Plumbing**

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	H/C Water Piping Brass/Copper	100%			2049	**	1	
	Water Heater Gas Fired	100%			2024	\$7,700	2	\$200
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Submersible	100%			2022	\$400	4	\$400
	<b>Fixtures</b>							
	Generic	100%						
<b>Vertical Transport</b>								
	<b>Elevators</b>							
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Street, 1st, Mezzanine</i>							
	<i>Explanation : One Unit</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$509,500	
Interior Architecture		\$76,300
Mechanical		\$791,900
<b>Total</b>	<b>\$509,500</b>	<b>\$868,200</b>
Importance Code A	\$509,500	
Importance Code B		\$868,200
<b>Total</b>	<b>\$509,500</b>	<b>\$868,200</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,600		\$1,700	
Interior Architecture	\$108,600		\$16,300	\$10,900
Electrical	\$1,900	\$1,500	\$1,900	\$1,600
Mechanical	\$7,900	\$2,600	\$3,000	\$2,400
Site Enclosure	\$2,500			
Site Pavements	\$4,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$158,500</b>	<b>\$8,000</b>	<b>\$26,800</b>	<b>\$18,800</b>
Importance Code A	\$30,600	\$1,000	\$2,700	\$1,000
Importance Code B	\$110,300	\$7,000	\$24,100	\$17,500
Importance Code C	\$17,600			\$300
<b>Total</b>	<b>\$158,500</b>	<b>\$8,000</b>	<b>\$26,800</b>	<b>\$18,800</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**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$66,900	LIFE	**	5	\$21,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair And Chimney</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Masonry: Limestone	10%			LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance And Window Sills</i>								
Windows								
Aluminum	90%			2037	**	5	\$3,400	
<i>Condensation Present, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%			2038	**	10	\$2,400	
Parapets								
Masonry: Brick	90%	Now	\$138,200	LIFE	**	5	\$3,900	
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered In Black Tarp To Keep Rain Water Out</i>								
Masonry: Limestone	10%	Now	\$27,800	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Chimney</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered In Tarp To Keep Rain Water Out</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**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$304,400	2039		**		
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair Adjacent To Elevator</i>								
Soffits								
Metal Panel	100%			2049		**	5-10	
Interior								
Floors								
Carpet	55%	4+	\$75,600	2025	\$251,900	3	\$28,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$22,700	
Ceramic Tile	2%			2032	**	5	\$700	
Terrazzo	2%			LIFE	**	5	\$1,100	
Vinyl Tile	25%			2029	\$76,300	3	\$4,300	
Wood	1%			2057	**	5	\$700	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$600	
Concrete Masonry Unit	25%			LIFE	**	5	\$4,000	
Glass: Single Pane	2%			LIFE	**	5	\$600	
Gypsum Board	50%			LIFE	**	5-10	\$16,800	
Marble Panels	5%			LIFE	**	10	\$400	
Plaster	15%			LIFE	**	5-10	\$2,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2042	**	5	\$31,200	
Exposed Concrete	7%			LIFE	**	5-10	\$3,000	
Gypsum Board	3%	Now	\$2,200	LIFE	**	5	\$1,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairway</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$2,500	2064		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$1,500	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	40%			2029	\$13,400	5		
Molded Case Bkrs	60%			2029	\$20,100	5	\$300	
Raceway								
Conduit	70%			2029	\$22,700	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	30%			2028	\$4,600	5	\$200	
Molded Case Bkrs	65%			2045	**	5	\$300	
Wiring								
Thermoplastic	30%			2029	\$8,600	1		
Thermoplastic	70%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$31,300	5	\$100	

Ground

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$600	
<b>Lighting</b>								
Interior Lighting Fluorescent	80%			2034	**	10	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2034	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor</i>								
Fluorescent	15%			2034	**	10	\$2,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$2,400	
Exit, LED	45%			2057	**	1		
Exit, Service	5%			2034	**	1		
<b>Exterior Lighting</b>								
HID	100%			2034	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2034	**	1	\$3,700	
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$12,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Furnace	50%			2029	\$22,600	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	50%			2034	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2037	**	4	\$700	
No Component	50%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	50%			2042	**	1	\$3,200	
No Component	50%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%			2027	\$575,100	2	\$1,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>						
		<i>Location : 2 Units In Penthouse</i>						
Split Unit	20%			2029	\$82,100			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 3 Units, Various Locations In 1st Floor</i>						
Terminal Devices								
Fan Coil - 2 Pipe	20%			2029	\$73,200	1	\$1,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2029	\$20,900	2	\$2,800	
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,500	
Exhaust Fans								
Interior	90%			2029	\$61,600	2	\$500	
Roof	10%			2029	\$3,200	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$11,700	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 14-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1774 **Lot** : 81 **BIN** : 3049472

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$163,000	\$284,900
Interior Architecture		\$156,800
Electrical		\$156,700
Mechanical	\$154,700	\$80,500
<b>Total</b>	<b>\$317,700</b>	<b>\$678,900</b>
Importance Code A	\$163,000	\$284,900
Importance Code B	\$154,700	\$394,000
<b>Total</b>	<b>\$317,700</b>	<b>\$678,900</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$100		\$200	
Interior Architecture	\$21,900	\$1,000		\$500
Electrical	\$46,700	\$500	\$16,200	\$12,300
Mechanical	\$2,600	\$800	\$7,000	\$800
<b>Total</b>	<b>\$71,300</b>	<b>\$2,300</b>	<b>\$23,400</b>	<b>\$13,600</b>
Importance Code A	\$900	\$400	\$600	\$400
Importance Code B	\$51,300	\$1,900	\$22,800	\$13,100
Importance Code C	\$19,100			\$100
<b>Total</b>	<b>\$71,300</b>	<b>\$2,300</b>	<b>\$23,400</b>	<b>\$13,600</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$49,000	LIFE	**	5	\$15,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Metal Panel	3%			2044	**	5-10	\$3,400	
Granite Panels	2%			LIFE	**	5	\$200	
Windows								
Aluminum	75%			2032	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unable To Open Windows, Missing Key (?)</i>								
Aluminum	25%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stained Glass</i>								
Roof								
Modified Bitumen	100%	Now	\$114,000	2029			\$284,900	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	80%			2024		3	\$3,100	
Vinyl Tile	10%	Now	\$2,800	2024		3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Area</i>								
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$300	
Concrete Masonry Unit	92%	Now	\$19,100	LIFE	**	5	\$3,300	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : IT Closet</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : IT Closet</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	85%			2029		5	\$11,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Office</i>								
Gypsum Board	15%			LIFE	**	5	\$2,000	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	100%			2024	\$32,500	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Fused Toggle Switch	5%	2-4	\$800	2049	**	5		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Molded Case Bkrs	70%			2023	\$10,800	5	\$100	
Molded Case Bkrs	20%			2040	**	5		
Wiring								
Braided Cloth	50%	2-4	\$14,400	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2024	\$8,600	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2029	\$70,000	10	\$6,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	8%			2029	\$6,200	10	\$600	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Incandescent	2%			2020	\$1,600	2		
Egress Lighting								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, Service	50%			2029	\$600	1		
Exterior Lighting								
HID	100%			2020	\$29,300	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$800	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

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

## Alarm

Fire/Smoke Detection  
Generic

100% 2029 \$80,400 1-3 \$4,800

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

## Heating

Energy Source

Natural Gas

100% 2044 \* \* 1

Conversion Equipment

Furnace

40% 2024 \$6,900 1 \$1,500

*Other Observation, Extent : Light, Area Affected : 40%*

*Location : First Floor Mechanical Room*

*Explanation : 4 Duct Mounted Gas Furnaces*

Hot Water Boiler

60% 0-2 \$700 2037 \* \* 1 \$2,000

*Corroded, Extent : Moderate, Area Affected : 100%*

*Location : First Floor Mechanical Room, Top Boiler Panel Badly Corroded*

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

*Location : First Floor Mechanical Room*

*Explanation : 1 Gas Fired Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100% 0-2 \$200 2040 \* \* 4 \$400

*Corroded, Extent : Moderate, Area Affected : 50%*

*Location : First Floor Mechanical Room, 1 Of 2 Badly Corroded Pump Suction Piping*

Terminal Devices

Air Handler

40% 2024 \$40,900 1 \$1,900

Convactor/Radiator

60% 2029 \$23,400 1 \$1,500

## Air Conditioning

Energy Source

Electricity

100% 2040 \* \* 1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100% 2022 \$154,700 2 \$500

Heat Rejection

Dry Cooler

100% 2024 \$39,600 2 \$5,200

## Ventilation

Distribution

Ductwork/Diffusers

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

Exhaust Fans

Interior

80% 2024 \$20,700 2 \$200

Roof

20% 2029 \$2,400 2

## Plumbing

H/C Water Piping

Brass/Copper

100% 2034 \* \* 1

Water Heater

Gas Fired

100% 2022 \$4,400 2 \$100

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2029	\$1,800	1	\$500
	Fixtures							
	Generic	100%						

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : MIDWOOD BRANCH LIBRARY  
**Address** : 975 EAST 16TH ST. @AVENUE J  
**Borough** : BROOKLYN **Agency's Number** : 48  
**Program / Asset #** : BPL0M48.000 / 13259 **Yr Built/Renovated** : 1955 / 2001  
**Area Sq Ft** : 12,218 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 03-Oct-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6709 **Lot** : 54 **BIN** : 3179706

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$119,300	
Electrical		\$132,300
Mechanical		\$270,400
<b>Total</b>	<b>\$119,300</b>	<b>\$402,700</b>
Importance Code A	\$119,300	
Importance Code B		\$402,700
<b>Total</b>	<b>\$119,300</b>	<b>\$402,700</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$71,100		\$500	
Interior Architecture	\$42,400			\$3,500
Electrical	\$1,500	\$800	\$900	\$1,000
Mechanical	\$10,800	\$2,300	\$2,700	\$1,800
Site Pavements	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$131,900</b>	<b>\$7,100</b>	<b>\$8,100</b>	<b>\$10,400</b>
Importance Code A	\$71,700	\$600	\$1,100	\$600
Importance Code B	\$48,100	\$6,500	\$6,900	\$9,100
Importance Code C	\$12,000			\$700
<b>Total</b>	<b>\$131,900</b>	<b>\$7,100</b>	<b>\$8,100</b>	<b>\$10,400</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**  
**MIDWOOD BRANCH LIBRARY**  
**Asset # : 13259**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$500	
Masonry: Brick	85%			LIFE	**	5	\$32,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Pilaster</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$2,900	
Window Wall	3%			2049	**	5	\$2,200	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$26,000	2045	**	5	\$1,500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Around Windows In Staircase, Various Locations Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,100	
Concrete Masonry Unit	45%			LIFE	**	5-10	\$9,700	
Masonry: Brick	45%			LIFE	**	5-10	\$12,000	
Roof								
Asphalt Shingle	15%			2032	**	10	\$500	
Modified Bitumen	80%	Now	\$119,300	2034	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Back Of Building</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Back Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Protection Board Added Due To Construction Next Door.</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$3,500	
Soffits								
Stucco Cement	100%	Now	\$1,100	2042	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</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**  
**MIDWOOD BRANCH LIBRARY**  
**Asset # : 13259**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,900	
Ceramic Tile	5%			2038	**	5	\$1,100	
Terrazzo	10%	Now	\$10,800	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
Vinyl Tile	80%	Now	\$7,900	2034	**	3	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Second Floor Reading Area</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	80%			LIFE	**	5	\$18,200	
Gypsum Board	15%	Now	\$900	LIFE	**	5	\$2,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	\$7,500	2042	**	5	\$9,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
Plaster	10%			LIFE	**	5-10	\$3,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Retaining Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	75%	Now	\$600	2042	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side Entrance</i>								
Pavers/Stone	25%			2038	**			

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

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

## Site Pavements

Parking/Driveway  
Asphalt

100%	Now	\$1,400	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
<i>Location : Throughout</i>							
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>							
<i>Location : Side Lot</i>							
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>							
<i>Location : Side Lot</i>							
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>							
<i>Location : Side Lot</i>							

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

## Under 600 Volts

Service Equipment  
Fused Disc Sw

100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i>							

Switchgear / Switchboard

Fused Disc Sw

50%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : 1- Vertical Section</i>							

Molded Case Bkrs

50%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : 1- Vertical Section</i>							

Raceway

Conduit

100%			2049	**	1	
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Panelboards

Fused Disc Sw

5%			2045	**	5	
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Molded Case Bkrs

95%			2045	**	5	\$300
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Wiring

Thermoplastic

100%			2049	**	1	
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Motor Controllers

Locally Mounted

70%			2042	**	5	\$100
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Motor Control Center

30%			2042	**	5	\$100
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## Ground

Grounding Devices

Generic

100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Connected To Metal Water Pipe</i>							

## Lighting

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	96%			2034	**	10	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2024	\$1,300	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room</i>								
LED	3%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase And 2nd Floor</i>								
<i>Explanation : LED Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2037	**	10	\$1,500	
Exit, Service	50%			2037	**	1		
<b>Exterior Lighting</b>								
HID	5%			2029	\$2,400	10		
LED	20%			2037	**			
No Component	75%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2037	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2029	\$131,000	1-3	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2049	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2034	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2037	**	4	\$900	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Terminal Devices								
	Air Handler	50%			2029	\$83,300	1	\$3,800
	Convactor/Radiator	40%			2034	**	1	\$1,600
	Fan Coil Unit/Heat	10%			2029	\$17,700	1	\$400
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Area</i>								
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2029	\$30,200	1	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit On The Higher Roof</i>								
	Ext Pkg Unit - Heating/Cooling	70%	Now	\$5,200	2029	\$103,900	2	\$400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units On Lower Roof.</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$200
	No Component	70%						
Terminal Devices								
	Fan Coil - 4 Pipe	30%			2029	\$83,200	1	\$1,200
	No Component	70%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,800
Exhaust Fans								
	Interior	25%			2029	\$10,500	2	\$100
	Roof	75%			2029	\$14,800	2	\$300
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2024	\$7,200	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sewage Ejector(s) Electric	100%			2029	\$3,400	4	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Set</i>								
Backflow Preventer Generic	100%			2037	* *	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Work Room</i>								
<i>Explanation : First Floor Work Room</i>								
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler No Component	70%							
Generic	30%			2039	* *	1-2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Only</i>								

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 22-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8363 **Lot** : 9 **BIN** : 3235910

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$59,100	\$152,000
Interior Architecture		\$7,800
Electrical		\$158,200
Mechanical		\$91,100
<b>Total</b>	<b>\$59,100</b>	<b>\$409,000</b>
Importance Code A	\$59,100	\$152,000
Importance Code B		\$257,100
<b>Total</b>	<b>\$59,100</b>	<b>\$409,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$14,900		\$1,200	
Interior Architecture	\$600	\$2,700	\$400	\$600
Electrical	\$800	\$700	\$800	\$800
Mechanical	\$4,800	\$500	\$1,000	\$500
<b>Total</b>	<b>\$21,200</b>	<b>\$3,900</b>	<b>\$3,400</b>	<b>\$2,000</b>
Importance Code A	\$15,300	\$400	\$1,500	\$400
Importance Code B	\$5,900	\$3,500	\$1,800	\$1,500
Importance Code C				\$100
<b>Total</b>	<b>\$21,200</b>	<b>\$3,900</b>	<b>\$3,400</b>	<b>\$2,000</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

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	100%	Now	\$59,100	LIFE	**	5	\$18,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner At Second Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	Now	\$4,700	2040	**	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$2,900	2044	**	5	\$400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At North Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	10%	Now	\$2,000	2029	\$10,000	5	\$2,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Second Floor Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor Roof</i>								
Metal: Cage/Fence	10%			2037	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$800	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
Roof								
Modified Bitumen	90%			2029	\$136,800	10	\$9,700	
Modified Bitumen	10%	Now	\$4,600	2029	\$15,200			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	
Ceramic Tile	15%			2037	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	15%			2029	\$7,800	3	\$400	
Vinyl Tile	60%			2032	**	3	\$1,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$100	
Concrete Masonry Unit	80%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2041	**	5	\$5,300	
Exposed Concrete	10%			LIFE	**	5	\$100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	25%			2032	**	5		
Molded Case Bkrs	75%			2032	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	45%			2029	\$35,000	10	\$3,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2029	\$3,900	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance Area</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	50%			2029	\$38,900	10	\$3,400	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, LED	50%			2052	* *	1		
<b>Exterior Lighting</b>								
Fluorescent	50%			2029	\$12,400	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	50%			2029	\$14,700	10		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2029	\$23,500	1	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	\$80,400	1-3	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%	Now		2044	* *	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : There Is No Vent For The Gas Meter Room</i>								
Conversion Equipment Furnace	100%			2029	\$17,100	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$91,100	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Package Unit On The Roof</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Roof	100%			2029	\$12,100	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2020	\$4,400	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : NEW LOTS BRANCH LIBRARY  
**Address** : 665 NEW LOTS AVE. @BARBEY ST.  
**Borough** : BROOKLYN **Agency's Number** : 52  
**Program / Asset #** : BPL0006.000 / 4203 **Yr Built/Renovated** : 1957 / 2000  
**Area Sq Ft** : 23,736 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 23-Oct-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4090 **Lot** : 1 **BIN** : 3090726

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$851,300	
Interior Architecture	\$74,400	\$272,200
Electrical		\$139,800
Mechanical		\$345,200
<b>Total</b>	<b>\$925,700</b>	<b>\$757,200</b>
Importance Code A	\$851,300	
Importance Code B	\$74,400	\$757,200
<b>Total</b>	<b>\$925,700</b>	<b>\$757,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$83,300			
Interior Architecture	\$61,200		\$9,400	\$3,900
Electrical	\$23,500	\$700	\$900	\$1,000
Mechanical	\$12,200	\$3,500	\$4,600	\$2,600
Site Enclosure	\$6,300			
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$190,800</b>	<b>\$8,100</b>	<b>\$18,800</b>	<b>\$11,400</b>
Importance Code A	\$84,500	\$1,200	\$1,200	\$1,200
Importance Code B	\$66,200	\$7,000	\$17,700	\$10,200
Importance Code C	\$40,000			
<b>Total</b>	<b>\$190,800</b>	<b>\$8,100</b>	<b>\$18,800</b>	<b>\$11,400</b>



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

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	80%	Now	\$222,700	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>Jnt Mortar Miss/Erod, 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>								
Granite Panels	8%	Now	\$52,200	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Slate Panels	2%	Now	\$32,200	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	\$29,600	2049	**	5	\$5,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair</i>								
Windows								
Aluminum	100%	Now	\$383,700	2054	**	5	\$4,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<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>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade, Stair, Classroom</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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	93%	Now	\$131,600	LIFE	**	5	\$4,400	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Granite	2%			LIFE	**	5-10	\$1,300	
Masonry: Limestone	5%	Now	\$15,400	LIFE	**	5	\$300	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping</i>								
Roof								
Asphalt Shingle	2%			2038	**	10	\$100	
Modified Bitumen	98%	0-2	\$61,200	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof Along New Lots Avenue</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$5,000	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Canopy At Service Entrance</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Canopy At Service Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,800	
Ceramic Tile	3%			2032	**	5	\$1,100	
Terrazzo	5%	4+	\$4,300	LIFE	**	5	\$1,400	
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Landing Of Main Staircase - Slipping Hazard</i>								
Vinyl Tile	87%	4+	\$13,600	2029	\$272,200	3	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,100	
Glass: Single Pane	2%	0-2	\$16,400	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vestibule Doors At Basement, First And Second Floors</i>								
<i>Explanation : Deteriorated Finish</i>								
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	\$2,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$74,400	2049	**	5	\$5,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor, Around Windows</i>								
AcousTileSusp.Lay-In	50%			2042	**	5	\$17,800	
Plaster	25%	Now	\$6,000	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2039	**			
Iron Picket	98%	4+	\$6,300	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Schenck Avenue And Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	95%	4+	\$300	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	5%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$16,700	5	\$100	
Molded Case Bkrs	50%			2029	\$16,700	5	\$300	
Raceway								
Conduit	100%			2029	\$32,500	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,200	5		
Molded Case Bkrs	95%			2028	\$22,100	5	\$600	
Wiring								
Braided Cloth	70%	2-4	\$20,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$8,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$46,900	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
LED	100%			2037	**			
Egress Lighting								
Emergency, Battery	10%			2037	**	10	\$600	
Emergency, Battery	40%			2024	\$13,300	10	\$2,300	
Exit, Service	5%			2037	**	1		
Exit, Service	45%			2024	\$1,600	1		
Exterior Lighting								
HID	100%			2024	\$92,800	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$2,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$4,400	

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

Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	60%			2029	\$32,500	1	\$7,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Rooftop Units</i>						
Hot Water Boiler	40%			2042	**	1	\$4,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	40%			2037	**	4	\$700	
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2034	**	1	\$3,100	
No Component	60%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2034	**	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units. R-410a</i>						
Ext Pkg Unit - Heating/Cooling	70%			2029	\$201,800	2	\$1,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units. Roof</i>						
Split Unit	10%			2029	\$49,100			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4 Units. Various Locations</i>						
Terminal Devices								
Fan Coil - 2 Pipe	20%			2034	**	1	\$1,500	
Fan Coil - 2 Pipe	10%			2029	\$43,800	1	\$800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2034	**	2	\$3,300	
Air Cooled Condenser Unit	10%			2029	\$4,600	2	\$1,700	
No Component	70%							
<b>Ventilation</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	25%	Now	\$400	2029	\$20,500	2	\$100
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement Staff Lounge</i>						
	Roof	75%	Now	\$1,400	2029	\$28,700	2	\$400
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Roof Exhaust Fans</i>						
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	50%			2039	**	1	
	Galvanized Steel	50%			2027	\$50,500	1	
	Water Heater							
	Gas Fired	100%			2027	\$14,000	2	\$300
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$3,500	4	\$800
	Sewage Ejector(s)							
	Electric	100%			2029	\$6,600	4	\$1,400
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$11,300	1-2	\$300

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

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

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



Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 03-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6343 **Lot** : 64 **BIN** : 3165745

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$595,900	
Interior Architecture	\$375,100	
Electrical	\$297,400	\$48,200
<b>Total</b>	<b>\$1,268,400</b>	<b>\$48,200</b>
Importance Code A	\$595,900	
Importance Code B	\$635,200	\$48,200
Importance Code C	\$37,300	
<b>Total</b>	<b>\$1,268,400</b>	<b>\$48,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$30,300			
Interior Architecture	\$40,100	\$1,600	\$3,200	\$400
Electrical	\$20,600	\$700	\$62,700	\$500
Mechanical	\$13,700	\$2,200	\$4,300	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$108,600</b>	<b>\$8,400</b>	<b>\$74,100</b>	<b>\$7,600</b>
Importance Code A	\$33,700	\$1,100	\$1,200	\$1,100
Importance Code B	\$48,400	\$6,600	\$72,900	\$6,500
Importance Code C	\$26,600	\$700		
<b>Total</b>	<b>\$108,600</b>	<b>\$8,400</b>	<b>\$74,100</b>	<b>\$7,600</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$239,600	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Chimney</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Northwest Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs Walls</i>								
Masonry: Fieldstone	1%	Now	\$7,600	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	8%	Now	\$77,100	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	1%	Now	\$2,800	2047	**	5	\$500	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$192,300	2052	**	5	\$2,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%	Now	\$1,400	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$17,300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
Masonry: Limestone	5%	0-2	\$1,200	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$86,900	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

**Interior**

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
Ceramic Tile	5%			2036	**	5	\$1,700	
Terrazzo	5%			LIFE	**	5	\$1,300	
Vinyl Tile	10%	Now	\$3,000	2032	**	3	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	75%			2022	\$287,500	3	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$1,500	
Gypsum Board	10%	Now	\$2,600	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$37,300	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$24,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	0-2	\$7,000	2040	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$500	
Gypsum Board	10%	Now	\$3,500	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$50,300	LIFE	**	5	\$11,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW UTRECHT BRANCH LIBRARY**  
**Asset # : 4204**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 400 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$600	
Raceway								
Conduit	95%			2027	\$30,800	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,200	5		
Molded Case Bkrs	30%			2043	**	5	\$200	
Molded Case Bkrs	65%			2026	\$15,100	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$20,100	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2022	\$209,600	10	\$18,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	10%			2022	\$23,300	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$15,700	10	\$2,700	
Exit, Service	50%			2022	\$1,700	1		
Exterior Lighting								
HID	100%			2022	\$87,800	10	\$100	
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2027	\$14,100	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2027	\$48,200	1-3	\$2,800	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$3,400	2040	**	1	\$10,000	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Thermostat Control System</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$1,100	
Terminal Devices								
Air Handler	40%			2032	**	1	\$5,600	
Convactor/Radiator	60%			2040	**	1	\$4,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	Now	\$8,800	2032	**	2	\$1,100	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Thermostat Control System</i>					
Terminal Devices								
Air Handler/Dir Expansion	100%			2032	**	1		
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,500	
Exhaust Fans								
Interior	10%	Now	\$400	2032	**	2	\$100	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Bathrooms</i>					
Roof	90%			2032	**	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$13,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</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 UTRECHT BRANCH LIBRARY  
Asset # : 4204**

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

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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : PACIFIC BRANCH LIBRARY  
**Address** : 25 FOURTH AVENUE @PACIFIC STREET  
**Borough** : BROOKLYN **Agency's Number** : 69  
**Program / Asset #** : BPL0P69.000 / 13261 **Yr Built/Renovated** : 1903 / 2000  
**Area Sq Ft** : 15,758 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 26-Oct-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,Mez  
**Block** : 928 **Lot** : 6 **BIN** : 3018376

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$182,900	
Interior Architecture	\$42,000	\$215,200
Electrical	\$50,700	\$122,500
Mechanical	\$81,300	\$171,900
<b>Total</b>	<b>\$356,800</b>	<b>\$509,700</b>
Importance Code A	\$182,900	
Importance Code B	\$174,000	\$509,700
<b>Total</b>	<b>\$356,800</b>	<b>\$509,700</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,900			
Interior Architecture	\$86,300		\$500	\$2,300
Electrical	\$24,100	\$400	\$500	\$700
Mechanical	\$7,000	\$2,100	\$3,500	\$1,700
Site Enclosure	\$2,600			
Site Pavements	\$3,500			
<b>Total</b>	<b>\$179,500</b>	<b>\$2,500</b>	<b>\$4,500</b>	<b>\$4,700</b>
Importance Code A	\$56,600	\$800	\$800	\$800
Importance Code B	\$100,800	\$1,700	\$3,200	\$3,900
Importance Code C	\$22,000		\$500	
<b>Total</b>	<b>\$179,500</b>	<b>\$2,500</b>	<b>\$4,500</b>	<b>\$4,700</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**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$69,200	
Masonry: Fieldstone	5%	Now	\$3,600	LIFE	**	5	\$1,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Masonry: Limestone	10%	4+	\$10,200	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	1%	Now	\$1,400	2044	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Rear Areaway</i>								
Wood	99%	Now	\$130,800	2054	**	5	\$22,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$52,100	LIFE	**	5	\$4,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$6,600	
Metal Panel	10%			2049	**	5	\$2,100	
Roof								
Not Accessible	100%							
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$8,600	
Ceramic Tile	5%	Now	\$2,500	2032	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	1%			2034	**	5	\$400	
Sheet Vinyl/Rubber	10%	Now	\$3,800	2029	\$75,200	5	\$1,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Vinyl Tile	65%	Now	\$42,000	2029	\$140,000	3	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Meeting Room</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile 9" X 9"	10%	Now	\$8,400	2029	\$27,900	3	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Reading Rooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Reading Rooms</i>								
Wood	1%	Now	\$8,400	2069	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Office</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Custodian Office</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Office</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Office</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$900	
Gypsum Board	10%			LIFE	**	5-10	\$3,100	
Plaster	80%	Now	\$12,100	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor Rear Exit, Mezzanine Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor Rear Exit, Mezzanine Windows</i>								
Wood	5%	Now	\$2,100	LIFE	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$10,200	2049	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Male Bathroom In Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Male Bathroom In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Male Bathroom In Basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$4,200	
Plaster	90%	Now	\$29,900	LIFE	**	5	\$13,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$2,100	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$200	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%	Now	\$300	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	50%			2039	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,200	2034	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$2,300	2034	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2029	\$1,500	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Rating Capacity</i>						
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$33,500	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : I- Vertical Sections</i>						
<hr/>								
Raceway								
Conduit	100%			2029	\$32,500	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$1,500	5		
Molded Case Bkrs	90%			2028	\$13,900	5	\$400	
<hr/>								
Wiring								
Thermoplastic	100%			2029	\$28,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$31,300	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Corroded</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	75%			2024	\$122,500	10	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	3%			2034	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	20%			2034	**	10	\$2,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, 2nd Floor, Toilets, Basement</i>								
Fluorescent	2%	Now	\$3,300	2039	**			
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Emergency, Battery Exit, Service	50%			2034	**	10	\$1,900	
	50%			2034	**	1		
<b>Exterior Lighting</b>								
HID	30%			2029		10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2037	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	Now	\$50,700	2039	**	1-3	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Fire Alarm System Is Not Functional. Alarm Bells And Manual Pull Stations</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2034	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Gas Fired Hot Water Boiler</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$1,200	
Terminal Devices								
Air Handler	80%			2024	\$171,900	1	\$7,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof And Basement, Equipment Approaching Useful Life Cycle Limit</i>								
Convactor/Radiator	20%			2034	**	1	\$1,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	25%	Now	\$81,300	2034	**	2	\$200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Window/Wall Unit Not Accessible	25%			2024	\$8,000	1		
<i>50%</i>								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access To Survey Package Unit On Roof</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,900	
Exhaust Fans								
No Component	50%							
Not Accessible	50%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2028	\$9,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2022	\$500	4	\$500	
Backflow Preventer								
No Component	80%							
Generic	20%			2029	\$800	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</i>								
<b>Fixtures</b>								
Generic	100%							

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : PARK SLOPE/PROSPECT BRANCH LIBRARY  
**Address** : 431 SIXTH AVE. @9TH STREET  
**Borough** : BROOKLYN **Agency's Number** : 53  
**Program / Asset #** : BPL0P53.000 / 13262 **Yr Built/Renovated** : 1906 / 2012  
**Area Sq Ft** : 15,868 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 31-Oct-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 1006 **Lot** : 1 **BIN** : 3022144

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$152,100	
<b>Total</b>	<b>\$152,100</b>	
Importance Code A	\$152,100	
<b>Total</b>	<b>\$152,100</b>	

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$60,400		\$33,400	
Interior Architecture	\$39,200	\$1,800	\$2,500	\$400
Electrical	\$1,500	\$1,100	\$1,700	\$1,100
Mechanical	\$9,200	\$2,000	\$5,300	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$114,200</b>	<b>\$8,800</b>	<b>\$46,800</b>	<b>\$7,000</b>
Importance Code A	\$61,200	\$800	\$34,200	\$800
Importance Code B	\$38,700	\$8,000	\$12,600	\$6,200
Importance Code C	\$14,300			
<b>Total</b>	<b>\$114,200</b>	<b>\$8,800</b>	<b>\$46,800</b>	<b>\$7,000</b>



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

**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$103,300	LIFE	**	5	\$30,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Street</i>								
Masonry: Limestone	10%	4+	\$48,800	LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$17,500	2034	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Most Areas</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Moat Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actual Bluestone</i>								
Windows								
Aluminum	100%	Now	\$26,700	2045	**	5	\$2,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$11,400	LIFE	**	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$4,900	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5	\$800	
Roof								
Metal Panel	80%			2042	**	10	\$33,400	
Modified Bitumen	20%			2034	**	10	\$4,600	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,100	
Ceramic Tile	3%			2038	**	5	\$700	
Glass Block	5%			2057	**	1		
Mosaic Tile	2%			2046	**	5	\$1,200	
Vinyl Tile	85%			2034	**	3	\$7,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	10%			LIFE	**	5-10	\$2,600	
Plaster	70%			LIFE	**	5-10	\$8,900	
Wood	5%			LIFE	**	5	\$6,000	
Wood	5%			LIFE	**	5	\$6,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2046	**	5	\$2,300	
Glass: Susp Panels	10%			LIFE	**	10	\$1,800	
Plaster	80%			LIFE	**	5-10	\$32,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	5%			2049	**			
Iron Picket	95%			2064	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Covered With Stucco Cement</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2039	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch In The Switchboard And No Available Nameplate Rating Capacity.</i>								
<b>Raceway</b>								
Conduit	70%			2039	**	1		
Conduit	30%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	10%			2037	**	5		
Molded Case Bkrs	85%			2045	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	30%			2049	**	1		
Thermoplastic	70%			2039	**	1		

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	40%			2027	\$13,600	5		
Locally Mounted	30%			2042	**	5		
Locally Mounted	30%			2034	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$4,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement And 2nd Floor</i>								
Fluorescent	20%			2034	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st, 2nd Floor</i>								
Fluorescent	50%			2034	**	10	\$7,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Reading Areas</i>								
<b>Egress Lighting</b>								
Emergency, Battery	15%			2029	\$3,600	10	\$600	
Emergency, Battery	35%			2034	**	10	\$1,300	
Exit, LED	30%			2057	**	1		
Exit, Service	10%			2029	\$300	1		
Exit, Service	10%			2034	**	1		
<b>Exterior Lighting</b>								
HID	20%			2029	\$13,500	10		
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2032	**	5	\$500	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</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**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired How Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$1,200	
Terminal Devices								
Air Handler	60%			2034	**	1	\$5,900	
Convactor/Radiator	20%			2034	**	1	\$1,000	
Convactor/Radiator	20%			2042	**	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	90%			2030	**	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Basement Mechanical Room And Fan Room</i>								
Window/Wall Unit	10%			2027	\$3,500	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$11,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	
Exhaust Fans								
Interior	90%			2034	**	2	\$400	
Roof	10%			2029	\$2,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$10,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

**BROOKLYN PUBLIC LIBRARY - 038  
PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement Through Mezzanine*

*Explanation : 1 Unit*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : RED HOOK BRANCH LIBRARY  
**Address** : 7 WOLCOTT ST. @DWIGHT STREET  
**Borough** : BROOKLYN **Agency's Number** : 70  
**Program / Asset #** : BPL0R70.000 / 13263 **Yr Built/Renovated** : 1975 / 2013  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 26-Oct-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 577 **Lot** : 29 **BIN** : 3008650

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$77,800
Mechanical		\$182,900
<b>Total</b>		<b>\$260,700</b>
Importance Code B		\$260,700
<b>Total</b>		<b>\$260,700</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,100		\$5,100	
Interior Architecture	\$21,100		\$1,200	\$200
Electrical	\$7,400	\$500	\$700	\$600
Mechanical	\$3,900	\$2,700	\$2,100	\$2,500
Site Enclosure	\$2,400			
Site Pavements	\$3,700			
<b>Total</b>	<b>\$52,600</b>	<b>\$3,200</b>	<b>\$9,000</b>	<b>\$3,300</b>
Importance Code A	\$14,500	\$400	\$5,500	\$400
Importance Code B	\$27,000	\$2,800	\$3,600	\$2,900
Importance Code C	\$11,100			
<b>Total</b>	<b>\$52,600</b>	<b>\$3,200</b>	<b>\$9,000</b>	<b>\$3,300</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**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	Now	\$6,300	LIFE	**	5	\$26,900	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Underside Of Overhang At Front Entrance And Along Dwight Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corner At Dwight and Wolcott Streets And Along Dwight Street Facade</i>								
Glass Block	5%			LIFE	**	5	\$800	
Masonry: Brick	55%			LIFE	**	5	\$14,800	
Parapets								
Stucco Cement	100%			2042	**	5	\$10,200	
Roof								
Modified Bitumen	100%			2034	**	10	\$19,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$3,700	
Ceramic Tile	4%			2038	**	5	\$400	
Vinyl Tile	88%			2034	**	3	\$3,500	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$3,600	
Concrete Masonry Unit	85%			LIFE	**	5	\$9,800	
Masonry: Brick	5%			LIFE	**	10	\$200	
Ceilings								
AcousTileSusp.Lay-In	8%			2034	**	5	\$800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Multipurpose Meeting Room And Staff Lounge</i>								
Exposed Concrete	92%			LIFE	**	5-10	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Precast Concrete T Sections</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,400	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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## Activity Yard

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

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 350 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Vertical Section*

## Raceway

Conduit	80%			2039	**	1		
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Conduit	20%			2049	**	1		
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## Panelboards

Molded Case Bkrs	80%			2028	\$12,400	5	\$200	
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Molded Case Bkrs	20%			2045	**	5		
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## Wiring

Thermoplastic	80%			2039	**	1		
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Thermoplastic	20%			2049	**	1		
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## Motor Controllers

Locally Mounted	100%			2027	\$15,600	5	\$100	
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

Fluorescent	98%			2024	\$76,200	10	\$6,700	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent	2%			2024	\$1,600	10	\$100	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*

*Location : Mechanical Room*

## Egress Lighting

Emergency, Battery	50%			2034	**	10	\$900	
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Exit, Battery	50%			2034	**	10	\$300	
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**BROOKLYN PUBLIC LIBRARY - 038**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

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

## Lighting

## Exterior Lighting

LED	20%			2034	**			
No Component	80%							

## Alarm

## Security System

No Component	70%							
Generic	30%			2037	**	1	\$800	

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

*Location : Reading Areas*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital	100%			2037	**	1-3	\$4,600	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Alarm Bells And Manual Pull Stations*

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

## Heating

## Energy Source

Natural Gas	100%			2049	**	1		
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## Conversion Equipment

Furnace	60%			2034	**	1	\$2,200	
Hot Water Boiler	40%			2042	**	1	\$1,500	

## Distribution

Hot Wtr Piping/Pump	100%			2045	**	4	\$600	
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## Terminal Devices

Convactor/Radiator	95%			2042	**	1	\$2,300	
Fan Coil Unit/Heat	5%			2034	**	1	\$100	

## Air Conditioning

## Energy Source

Electricity	100%			2045	**	1		
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## Conversion Equipment

Reciprocating Compr/Chiller	100%			2029	\$61,700	1	\$3,500	
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## Terminal Devices

Air Handler/Cool/Ht	100%			2029	\$81,600	1	\$4,600	
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## Heat Rejection

Dry Cooler	100%			2029	\$39,600	2	\$5,200	
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## Ventilation

## Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
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## Exhaust Fans

Roof	100%			2034	**	2	\$200	
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## Plumbing

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2042	* *	1	
	Water Heater							
	Gas Fired	100%			2027	\$4,400	2	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Non-Submersible	100%			2034	* *	4	\$200
	Fixtures							
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : RUGBY BRANCH LIBRARY  
**Address** : 1000 UTICA AVE. @TILDEN AVE.  
**Borough** : BROOKLYN **Agency's Number** : 54  
**Program / Asset #** : BPL0R54.000 / 13264 **Yr Built/Renovated** : 1961 / 2001  
**Area Sq Ft** : 9,000 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 13-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4721 **Lot** : 28 **BIN** : 3103730

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$257,300	
Interior Architecture	\$3,600	\$65,000
Electrical	\$4,700	\$88,700
Mechanical	\$298,300	\$47,500
<b>Total</b>	<b>\$563,900</b>	<b>\$201,200</b>
Importance Code A	\$257,300	
Importance Code B	\$306,500	\$201,200
<b>Total</b>	<b>\$563,900</b>	<b>\$201,200</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,800		\$300	
Interior Architecture	\$100	\$900	\$3,700	\$300
Electrical	\$800	\$300	\$300	\$4,200
Mechanical	\$2,500	\$800	\$8,300	\$800
<b>Total</b>	<b>\$12,200</b>	<b>\$2,000</b>	<b>\$12,600</b>	<b>\$5,300</b>
Importance Code A	\$9,300	\$400	\$800	\$400
Importance Code B	\$2,900	\$1,600	\$11,800	\$4,800
Importance Code C				
<b>Total</b>	<b>\$12,200</b>	<b>\$2,000</b>	<b>\$12,600</b>	<b>\$5,300</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**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$13,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	
Windows								
Aluminum	75%			2032	**	5	\$600	
Aluminum	25%	Now	\$8,800	2049	**	5	\$100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,200	
Metal Panel	10%			2044	**	5	\$1,400	
Roof								
Modified Bitumen	100%	0-2	\$257,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$400	
Vinyl Tile	90%			2024		3	\$2,800	
Vinyl Tile	5%			2020		3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$100	
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Plaster	87%			LIFE	**	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$7,400	
Gypsum Board	10%			LIFE	**	5	\$1,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</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**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	75%			2040	**	5	\$200	
Molded Case Bkrs	25%			2023	\$3,900	5	\$100	
<b>Wiring</b>								
Thermoplastic	75%			2044	**	1		
Thermoplastic	25%			2024	\$7,200	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	\$15,600	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2029	\$84,000	10	\$7,400	
				<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	5%			2020	\$4,700	10	\$400	
				<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Book Shelves Area</i>				
Fluorescent	5%			2029	\$4,700	10	\$400	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Front Entrance</i>				
				<i>Explanation : Compact Fluorescent Light Fixtures</i>				
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$6,300	10	\$1,100	
Exit, Service	50%			2029	\$700	1		
<b>Exterior Lighting</b>								
Fluorescent	25%			2024	\$7,500	10	\$200	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Front</i>				
				<i>Explanation : Compact Fluorescent Light Fixtures</i>				
HID	75%			2024	\$26,400	10		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2032	**	1	\$3,400	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : CCTV Surveillance Cameras</i>				

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

**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**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$700	
Terminal Devices								
Air Handler	20%			2024	\$24,600	1	\$1,100	
Convactor/Radiator	80%			2037	**	1	\$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%			2022	\$261,100	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor Equipment Room</i>								
Int Pkg Unit - Heating/Cooling	20%			2022	\$37,100	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Equipment Room</i>								
Heat Rejection								
Dry Cooler	100%			2024	\$47,500	2	\$6,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	90%			2024	\$28,000	2	\$300	
Roof	10%			2024	\$1,400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$5,300	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : RYDER BRANCH LIBRARY  
**Address** : 5902 23RD AVE. @59 STREET  
**Borough** : BROOKLYN **Agency's Number** : 80  
**Program / Asset #** : BPL0R80.000 / 13265 **Yr Built/Renovated** : 1970 / 1998  
**Area Sq Ft** : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 20-Sep-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6548 **Lot** : 37 **BIN** : 3172049

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$216,900	
Interior Architecture	\$61,600	
Electrical		\$120,200
Mechanical		\$332,000
<b>Total</b>	<b>\$278,500</b>	<b>\$452,200</b>
Importance Code A	\$216,900	
Importance Code B	\$61,600	\$452,200
<b>Total</b>	<b>\$278,500</b>	<b>\$452,200</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,800			
Interior Architecture	\$20,700		\$300	\$1,000
Electrical	\$15,200	\$600	\$800	\$700
Mechanical	\$4,900	\$2,000	\$1,800	\$2,000
<b>Total</b>	<b>\$76,700</b>	<b>\$2,600</b>	<b>\$2,900</b>	<b>\$3,700</b>
Importance Code A	\$36,500	\$500	\$500	\$500
Importance Code B	\$34,900	\$2,100	\$2,300	\$3,000
Importance Code C	\$5,300			\$100
<b>Total</b>	<b>\$76,700</b>	<b>\$2,600</b>	<b>\$2,900</b>	<b>\$3,700</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**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	**	5	\$6,700	
Masonry: Brick	90%			LIFE	**	5	\$15,100	
Metal Panel	2%			2039	**	5-10	\$1,200	
Windows								
Aluminum	100%	Now	\$24,900	2037	**	5	\$1,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$216,900	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$2,500	
Ceramic Tile	3%	0-2	\$500	2038	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	5%			2042	**	5	\$600	
Vinyl Tile	85%	Now	\$61,600	2039	**	3	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$200	
Concrete Masonry Unit	40%			LIFE	**	5	\$2,400	
Gypsum Board	47%			LIFE	**	5-10	\$6,000	
Masonry: Brick	10%			LIFE	**	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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Ceilings</b>									
AcousTile,Adhered	35%	Now	\$5,500	2042	**	5	\$1,400		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	50%	Now	\$6,900	2042	**	5	\$2,100		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Steel	5%			LIFE	**	10	\$800		
Gypsum Board	10%	0-2	\$400	LIFE	**	5	\$1,000		
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>									
<i>Location : Main Public Space</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2064	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%			2042	**				
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2046	**				
<b>Electrical</b>									
<b>System Component Type</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>			
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Molded Case Bkrs	100%			2029	\$1,500	5	\$300		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 350 Amperes Main Disconnect Switch</i>									
<b>Switchgear / Switchboard</b>									
Molded Case Bkrs	100%			2029	\$33,500	5	\$300		
<b>Raceway</b>									
Conduit	95%			2029	\$30,800	1			
Conduit	5%			2049	**	1			
<b>Panelboards</b>									
Fused Disc Sw	5%			2028	\$800	5			
Molded Case Bkrs	75%			2028	\$11,600	5	\$200		
Molded Case Bkrs	20%			2045	**	5	\$100		

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$14,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	30%			2029	\$8,600	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	\$31,300	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
LED	70%			2039	**			
LED	30%			2024	\$120,200			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : LED Bulb Are New But The Fixtures Are Old</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$1,300	
Exit, LED	30%			2069	**	1		
Exit, Service	20%			2034	**	1		
<b>Exterior Lighting</b>								
HID	50%			2024	\$20,900	10		
LED	50%			2039	**			
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2037	**	1	\$2,000	
<b>Fire/Smoke Detection</b>								
No Component	30%							
Generic, Digital	70%			2037	**	1-3	\$4,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2039	**	1		

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Furnace	50%			2024	\$12,200	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 3 Units</i>								
Furnace	25%	Now	\$300	2024	\$6,100	1	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Rooftop Package Unit, Both Heat And Air Conditioning Do not Work.</i>								
Hot Water Boiler	25%			2034	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	25%			2037	**	4	\$200	
No Component	75%							
<b>Terminal Devices</b>								
Convactor/Radiator	25%			2034	**	1	\$900	
No Component	75%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	Now	\$1,900	2024	\$38,900	2	\$200	
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 30%</i>								
<i>Location : AC Does not Work, Roof</i>								
Split Unit	70%			2029	\$154,900			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : 3 Units, 1st Floor Equipment Room</i>								
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	70%			2029	\$138,100	1	\$2,400	
No Component	30%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	70%			2029	\$14,600	2	\$5,200	
No Component	30%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$1,900	LIFE	**	2-5	\$6,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Top Of Children Area Ceiling, Causing Condensate Drips.</i>								
<b>Exhaust Fans</b>								
Interior	50%			2029	\$18,400	2	\$200	
Roof	25%			2024	\$4,300	2	\$100	
Roof	25%			2034	**	2	\$100	

**Plumbing**

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	H/C Water Piping Brass/Copper	100%			2039	* *	1	
	Water Heater Gas Fired	100%			2027	\$6,300	2	\$200
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Fixtures Generic	100%						

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : SARATOGA BRANCH LIBRARY  
**Address** : 8 THOMAS S BOYLAND ST. @MACON ST.  
**Borough** : BROOKLYN **Agency's Number** : 57  
**Program / Asset #** : BPL0S57.000 / 13266 **Yr Built/Renovated** : 1908 / 2002  
**Area Sq Ft** : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 24-Oct-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,mz  
**Block** : 1498 **Lot** : 35 **BIN** : 3040218

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$37,000	
Interior Architecture	\$93,000	
Mechanical		\$355,600
<b>Total</b>	<b>\$129,900</b>	<b>\$355,600</b>
Importance Code A	\$37,000	
Importance Code B	\$93,000	\$355,600
<b>Total</b>	<b>\$129,900</b>	<b>\$355,600</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,100		\$17,000	
Interior Architecture	\$41,000			\$2,200
Electrical	\$600	\$300	\$400	\$300
Mechanical	\$12,100	\$3,300	\$2,300	\$3,100
Site Enclosure	\$3,100			
Site Pavements	\$3,300			
<b>Total</b>	<b>\$104,100</b>	<b>\$3,600</b>	<b>\$19,700</b>	<b>\$5,500</b>
Importance Code A	\$44,600	\$500	\$17,500	\$500
Importance Code B	\$33,000	\$3,100	\$2,200	\$4,500
Importance Code C	\$26,600			\$500
<b>Total</b>	<b>\$104,100</b>	<b>\$3,600</b>	<b>\$19,700</b>	<b>\$5,500</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**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$37,000	LIFE	**	5	\$11,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$4,700	
Metal Panel	5%	Now	\$1,200	2039	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Panel Covers At South And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Panel Covers At South And East Facades</i>								
Windows								
Glass Block	5%			LIFE	**	5	\$200	
Metal Louvers	2%			2038	**	10	\$500	
Wood	93%			2037	**	5	\$34,000	
Parapets								
Masonry: Limestone	100%			LIFE	**	5-10	\$31,800	
Roof								
Slate	100%			LIFE	**	10	\$11,900	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2038	**	5	\$600	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	85%	Now	\$93,000	2039	**	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Masonry: Brick	20%	Now	\$8,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Area Way</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Area Way</i>								
Plaster	70%	Now	\$12,300	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2034	**	5	\$1,200	
Plaster	85%			LIFE	**	5-10	\$18,200	
Wood	5%			LIFE	**	5	\$10,900	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%	0-2	\$3,100	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2039	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	Now	\$1,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Trees</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	50%	Now	\$1,300	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	4+	\$900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stair</i>								
Pavers/Stone	40%			2032	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2032	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2049	**	5	\$300	
<b>Raceway</b>								
Conduit	100%			2049	**	1		

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	95%			2045	**	5	\$300	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	70%			2034	**	10	\$6,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2034	**	10	\$2,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler And Storage Room</i>								
Fluorescent	3%			2034	**	10	\$300	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$800	
Terminal Devices Air Handler	40%			2029	\$58,300	1	\$2,600	
Convector/Radiator	60%			2034	**	1	\$2,100	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2029	\$88,000	1	\$5,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. 2nd Floor New Extension</i>								
Terminal Devices Air Handler/Dir Expansion	100%	0-2	\$5,800	2029	\$115,900	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom Of The Unit, Basement</i>								
Heat Rejection Dry Cooler	100%			2029	\$56,400	2	\$7,400	
Ventilation								
Distribution Ductwork/Diffusers	100%	0-2	\$4,800	LIFE	**	2-5	\$6,000	
<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Exhaust Fans Interior	100%			2029	\$36,900	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2027	\$6,300	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Vertical Transport								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

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

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



Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 25-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4413 **Lot** : 25 **BIN** : 3098071

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$101,300	\$266,700
Interior Architecture		\$86,600
Electrical		\$77,800
Mechanical	\$81,600	\$56,100
<b>Total</b>	<b>\$182,900</b>	<b>\$487,100</b>
Importance Code A	\$101,300	\$322,800
Importance Code B	\$81,600	\$164,400
<b>Total</b>	<b>\$182,900</b>	<b>\$487,100</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture				
Interior Architecture	\$4,600	\$1,200	\$5,300	\$300
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$11,600	\$900	\$2,500	\$900
<b>Total</b>	<b>\$16,300</b>	<b>\$2,200</b>	<b>\$7,900</b>	<b>\$1,300</b>
Importance Code A	\$1,100	\$400	\$400	\$400
Importance Code B	\$10,600	\$1,900	\$7,600	\$900
Importance Code C	\$4,600			
<b>Total</b>	<b>\$16,300</b>	<b>\$2,200</b>	<b>\$7,900</b>	<b>\$1,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	95%	2-4	\$48,000	LIFE	**	5	\$15,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2029	\$9,500	5	\$3,500	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$1,600	
Metal Panel	10%			2044	**	5	\$700	
<b>Roof</b>								
Modified Bitumen	92%	0-2	\$53,300	2029	\$266,700			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	8%			2044	**	10	\$5,500	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	90%			2024	\$86,600	3	\$3,700	
<b>Interior Walls</b>								
Concrete Masonry Unit	90%			LIFE	**	5	\$4,100	
Masonry: Brick	10%	4+	\$4,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%			2037	**	5	\$10,600	
Exposed Struc: Steel	5%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	90%			2040	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2044	**	1		

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2029	\$73,900	10	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2029	\$3,900	10	\$300	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Desk And Meeting Room</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, Service	50%			2029	\$600	1		
Exterior Lighting								
HID	100%			2029	\$29,300	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$7,000	1	\$800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$1,100	2029	\$56,100	1	\$3,300	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Boiler Control System</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Convactor/Radiator	5%			2029	\$1,900	1	\$100	
No Component	95%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Air Handler Is Covered Under A C System</i>						
Air Conditioning								

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2040	**	1	
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%	Now	\$81,600	2034	**	1	\$4,200
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	100%			2024	\$14,700	2	\$5,200
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
<b>Exhaust Fans</b>								
	Interior	10%			2024	\$2,600	2	
	Roof	90%			2029	\$10,900	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	20%			2044	**	1	
	Galvanized Steel	80%			2037	**	1	
<b>Water Heater</b>								
	Electric	100%			2020	\$6,400	4	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Chemical System</b>								
	No Component	90%						
	Generic	10%			2020	\$2,700	1-3	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : STONE AVENUE BRANCH LIBRARY  
**Address** : 581 MOTHER GASTON BLVD. @ DUMONT AVE.  
**Borough** : BROOKLYN **Agency's Number** : 26  
**Program / Asset #** : BPL0S26.000 / 13268 **Yr Built/Renovated** : 1914 / 2007  
**Area Sq Ft** : 14,252 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 27-Oct-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Mez  
**Block** : 3794 **Lot** : 18 **BIN** : 3084596

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$39,600	
Interior Architecture	\$85,000	
Electrical		\$3,000
<b>Total</b>	<b>\$124,600</b>	<b>\$3,000</b>
Importance Code A	\$39,600	
Importance Code B	\$85,000	\$3,000
<b>Total</b>	<b>\$124,600</b>	<b>\$3,000</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$58,600			
Interior Architecture	\$96,600		\$2,600	\$2,000
Electrical	\$11,100	\$1,000	\$1,300	\$1,100
Mechanical	\$12,600	\$2,300	\$4,600	\$2,000
Site Enclosure	\$7,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$190,100</b>	<b>\$7,200</b>	<b>\$12,500</b>	<b>\$9,000</b>
Importance Code A	\$59,300	\$700	\$700	\$700
Importance Code B	\$87,000	\$6,500	\$11,200	\$8,300
Importance Code C	\$43,800		\$600	
<b>Total</b>	<b>\$190,100</b>	<b>\$7,200</b>	<b>\$12,500</b>	<b>\$9,000</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**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$50,000	
Masonry: Limestone	15%			LIFE	**	5	\$6,600	
Windows								
Aluminum	100%			2045	**	5	\$6,500	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$23,800	
Masonry: Limestone	15%			LIFE	**	5-10	\$7,500	
Roof								
Modified Bitumen	100%	Now	\$39,600	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2028	\$43,300	3	\$4,900	
Carpet	10%	Now	\$21,600	2031	**	3	\$2,500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Multipurpose Room</i>								
Cast in Place Concrete	3%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2042	**	5	\$800	
Vinyl Tile	59%	Now	\$85,000	2039	**	3	\$3,600	
<i>Adhesion Failure, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$16,800	2069	**	5	\$500	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$1,100	
Gypsum Board	20%			LIFE	**	5-10	\$7,600	
Plaster	50%	4+	\$9,300	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Window</i>								
Wood	25%			LIFE	**	5	\$44,700	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
Gypsum Board	15%			LIFE	**	5-10	\$8,400	
Plaster	80%			LIFE	**	5-10	\$22,500	
Plaster	5%			LIFE	**	5-10	\$1,400	
<b>Site Enclosure</b>								
Fence/Gates								
Iron Picket	100%	Now	\$7,200	2064	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Dumont Avenue</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mother Gaston Boulevard</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2049	**			
<b>Site Pavements</b>								
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Pavers/Stone	10%			2032	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	50%			2029	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Molded Case Bkrs	50%			2029	\$800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Rated At 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2029	\$33,500	5	\$400	
<b>Raceway</b>								
Conduit	80%			2029	\$26,000	1		
Conduit	20%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	70%			2028	\$10,800	5	\$300	
Molded Case Bkrs	20%			2045	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	80%			2029	\$23,000	1		

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**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Metal Water Pipe</i>					
			<i>Explanation : Corroded</i>					
Lighting								
Interior Lighting								
Fluorescent	5%			2034	**	10	\$700	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mezzanine</i>					
Fluorescent	90%			2034	**	10	\$11,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
Fluorescent	2%			2024		10	\$300	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
Fluorescent	3%			2034	**	10	\$400	
			<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,700	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	25%			2029		10	\$13,900	
No Component	75%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					

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

## Heating

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$1,100	
Terminal Devices								
Air Handler	60%			2034	**	1	\$5,300	
Convactor/Radiator	40%			2042	**	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2034	**	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
<i>Explanation : Refrigerant 410a</i>								
Exterior Pkg Unit - Cooling	25%			2034	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant 410a</i>								
Terminal Devices								
Air Handler/Dir Expansion	75%			2037	**	1		
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	75%			2034	**	2	\$7,400	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,600	
Exhaust Fans								
Interior	100%	Now	\$2,500	2037	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : No Vent For Gas Meter</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$8,400	2	\$200	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Sanitary Piping Cast Iron	100%	Now	\$2,000	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Basement Male Restroom</i>								
<i>Explanation : Water Backs Up From Sewage Drain</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Vertical Transport	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1, Mezzanine, 2 Floor</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a 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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : SUNSET PARK BRANCH LIBRARY  
**Address** : 5108 FOURTH AVE. @51 ST STREET  
**Borough** : BROOKLYN **Agency's Number** : 55  
**Program / Asset #** : BPL0S55.000 / 13269 **Yr Built/Renovated** : 1972 / 2006  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 27-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 798 **Lot** : 34 **BIN** : 3013507

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$83,400
Interior Architecture		\$71,200
Electrical		\$158,200
Mechanical		\$213,500
<b>Total</b>		<b>\$526,300</b>
Importance Code A		\$139,500
Importance Code B		\$386,800
<b>Total</b>		<b>\$526,300</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,900		\$600	
Interior Architecture	\$1,500		\$4,000	\$16,300
Electrical	\$700	\$800	\$800	\$5,400
Mechanical	\$3,400	\$1,100	\$6,700	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$38,600</b>	<b>\$5,900</b>	<b>\$16,100</b>	<b>\$26,700</b>
Importance Code A	\$29,300	\$400	\$1,000	\$400
Importance Code B	\$9,300	\$5,500	\$15,100	\$26,400
Importance Code C				
<b>Total</b>	<b>\$38,600</b>	<b>\$5,900</b>	<b>\$16,100</b>	<b>\$26,700</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	15%			LIFE	**	5	\$7,200	
Glass Block	10%			LIFE	**	5	\$600	
Glazed Ceramic Panel	30%			LIFE	**	5	\$13,600	
Masonry: Brick	10%			LIFE	**	5	\$1,000	
Masonry: Granite	30%			LIFE	**	5	\$2,200	
Metal Panel	5%			2044	**	5-10	\$3,300	
<b>Windows</b>								
Aluminum	100%	Now	\$3,900	2040	**	5	\$200	
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Side</i>								
<b>Parapets</b>								
Metal Panel	5%			2044	**	5	\$100	
Stucco Cement	95%			2037	**	5	\$1,300	
<b>Roof</b>								
IRMA/Protected Membrane	100%	Now	\$25,000	2024		\$83,400		
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023		\$14,200	3	\$2,200
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	10%			2033	**	5	\$1,100	
Vinyl Tile	75%			2029		\$71,200	3	\$4,000
<b>Interior Walls</b>								
Concrete Masonry Unit	77%			LIFE	**	5	\$2,700	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$800	
Wood	5%			LIFE	**	5	\$1,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%			2037	**	5	\$8,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side</i>								
Exposed Concrete	10%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$2,000	

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

Under 600 Volts

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 400 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	10%			2044	**	1		
Conduit	40%			2034	**	1		
Conduit	50%			2024	\$16,200	1		
Panelboards								
Molded Case Bkrs	60%			2032	**	5	\$100	
Molded Case Bkrs	30%			2023	\$4,600	5	\$100	
Molded Case Bkrs	10%			2040	**	5		
Wiring								
Thermoplastic	40%			2034	**	1		
Thermoplastic	10%			2044	**	1		
Thermoplastic	50%			2024	\$14,400	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2024	\$66,100	10	\$5,800	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2029	\$7,800	10	\$700	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Staff Lounge</i>						
Fluorescent	5%			2024	\$3,900	10	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2024	\$5,200	10	\$900	
Exit, LED	25%			2039	**	1		
Exit, Service	25%			2024	\$300	1		
Exterior Lighting								
Fluorescent	100%			2024	\$24,900	10	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter</i>						
		<i>Explanation : T-12 Lamps</i>						
<b>Alarm</b>								

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Estimates are rounded to the nearest hundred dollars.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Heat Rejection								
	Dry Cooler	60%			2024	\$23,700	2	\$3,100
	No Component	40%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$1,300	LIFE	**	2-5	\$4,200
<i>Dented, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<b>Exhaust Fans</b>								
	Interior	50%			2024	\$12,900	2	\$100
	Roof	50%			2029	\$6,000	2	\$100
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2034	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2022	\$4,400	2	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sewage Ejector(s)</b>								
	Electric	100%			2024	\$2,100	4	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Ejector Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler								
	No Component	75%						
	Generic	25%			2044	**	1-2	\$500

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

Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 7,666 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 21-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6897 **Lot** : 35 **BIN** : 3186777

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$238,700	
Interior Architecture	\$47,400	\$46,200
Electrical		\$4,000
Mechanical	\$40,400	
<b>Total</b>	<b>\$326,500</b>	<b>\$50,200</b>
Importance Code A	\$238,700	
Importance Code B	\$87,900	\$50,200
<b>Total</b>	<b>\$326,500</b>	<b>\$50,200</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,100			
Interior Architecture	\$3,500			\$700
Electrical	\$100	\$100	\$6,800	\$100
Mechanical	\$14,600	\$400	\$2,200	\$400
<b>Total</b>	<b>\$56,400</b>	<b>\$500</b>	<b>\$9,000</b>	<b>\$1,100</b>
Importance Code A	\$38,500	\$400	\$400	\$400
Importance Code B	\$17,800	\$100	\$8,600	\$700
Importance Code C				
<b>Total</b>	<b>\$56,400</b>	<b>\$500</b>	<b>\$9,000</b>	<b>\$1,100</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**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Masonry: Brick	70%	Now	\$72,000	LIFE	**	5	\$7,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Stucco Cement	25%	Now	\$8,200	2037	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	100%	0-2	\$21,800	2049	**	5	\$300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$5,800	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Taller Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Taller Parapet</i>								
Concrete Masonry Unit	10%	Now	\$1,900	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Taller Parapet</i>								
Masonry: Brick	80%			LIFE	**	5	\$2,900	
Pre-Cast Concrete	5%	Now	\$300	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$166,600	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over First Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Perimeter</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	7%	Now	\$2,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room Stairs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Concrete Pavers Have Been Installed Over Concrete Floor.</i>								
Ceramic Tile	5%	Now	\$600	2033	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	88%			2029	\$46,200	3	\$2,600	
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	60%			LIFE	**	5	\$1,400	
Gypsum Board	35%			LIFE	**	5	\$1,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	Now	\$47,400	2044	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$200	

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2034	**	5		
Fused Disc Sw	30%			2050	**	5		
<b>Raceway</b>								
Conduit	90%			2034	**	1		
Conduit	10%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	30%			2046	**	5	\$100	
Molded Case Bkrs	65%			2032	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	70%			2034	**	1		
Thermoplastic	30%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	\$15,600	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2024	\$4,000	10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	95%			2032	**	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024	\$5,400	10	\$900	
Exit, Service	50%			2024	\$600	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$30,000	10		
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</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**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	10%			2044	**	1		
Natural Gas	90%			2044	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : (1) Gas Fired Packaged Roof Top Unit</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$500	
Heat Rejection								
Dry Cooler	100%			2020	\$40,400	2	\$5,300	
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Roof	100%	Now	\$6,200	2029	\$12,300	2	\$200	
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Electric	100%			2020	\$6,600	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$300	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 : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**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** : 01-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 2039 **Lot** : 1 **BIN** : 3058036

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$101,800	
Interior Architecture		\$55,900
Electrical		\$157,800
Mechanical		\$198,700
<b>Total</b>	<b>\$101,800</b>	<b>\$412,400</b>
Importance Code A	\$101,800	\$55,900
Importance Code B		\$356,500
<b>Total</b>	<b>\$101,800</b>	<b>\$412,400</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$35,400			
Interior Architecture	\$35,200			\$800
Electrical	\$700	\$800	\$16,400	\$12,400
Mechanical	\$6,700	\$1,000	\$2,700	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$81,900</b>	<b>\$5,800</b>	<b>\$23,000</b>	<b>\$18,100</b>
Importance Code A	\$35,800	\$400	\$400	\$400
Importance Code B	\$36,000	\$5,400	\$22,700	\$17,800
Importance Code C	\$10,200			
<b>Total</b>	<b>\$81,900</b>	<b>\$5,800</b>	<b>\$23,000</b>	<b>\$18,100</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**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	0-2	\$65,900	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	4+	\$22,100	LIFE	**	5	\$2,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice</i>								
Windows								
Aluminum	100%	4+	\$13,300	2040	**	5	\$1,500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Slate	100%	Now	\$35,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$6,900	
Ceramic Tile	5%	Now	\$2,100	2033	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Public Restroom</i>								
Sheet Vinyl/Rubber	5%	Now	\$16,300	2034	**	5	\$400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Is Actually Linoleum</i>								
Vinyl Tile	60%	Now	\$2,800	2024	\$55,900	3	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor In Front Of Elevator</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**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Interior Walls								
Gypsum Board	10%	Now	\$300	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Machine Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Machine Room</i>								
Plaster	90%	Now	\$9,900	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Windows In Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	4+	\$3,800	2029	\$19,000	5	\$1,100	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Near Elevator</i>								
Plaster	75%			LIFE	**	5	\$4,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, 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%			2024	\$33,500	5	\$200	
Raceway								
Conduit	100%			2024	\$32,500	1		
Panelboards								
Molded Case Bkrs	25%			2032	**	5	\$100	
Molded Case Bkrs	75%			2023	\$11,600	5	\$100	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	50%			2024	\$38,800	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$3,900	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	45%			2024	\$34,900	10	\$3,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, Service	50%			2029	\$600	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$29,300	10		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2024	\$23,400	1	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside Only</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2024	\$80,300	1-3	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2034	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2029	\$55,900	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
<b>Terminal Devices</b>								
Air Handler	20%			2024	\$20,400	1	\$900	
Convactor/Radiator	80%			2029	\$31,100	1	\$1,900	
<b>Air Conditioning</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**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	100%			2024	\$61,600	1	\$3,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	100%			2024	\$81,100	1		
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2024	\$14,600	2	\$5,200	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Interior	100%			2024	\$25,800	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2020	\$4,400	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st 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 : 17-Sep-2018

## BROOKLYN PUBLIC LIBRARY - FY 2019

<b>Asset Name</b>	: WASHINGTON IRVING BRANCH LIBRARY		
<b>Address</b>	: 360 IRVING AVE. @WOODBINE ST.		
<b>Borough</b>	: BROOKLYN	<b>Agency's Number</b>	: 61
<b>Program / Asset #</b>	: BPL0W61.000 / 13272	<b>Yr Built/Renovated</b>	: 1923 / 2012
<b>Area Sq Ft</b>	: 9,285	<b>Project Type</b>	: BROOKLYN PUBLIC LIBRARY
<b>Date of Survey</b>	: 04-Mar-2013	<b>Landmark Status</b>	: NONE
<b>Areas Surveyed</b>	: Basement, Roof, Floors 1,Mez		
<b>Block</b>	: 3362	<b>Lot</b>	: 32
		<b>BIN</b>	: 3076852

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$161,000	
Interior Architecture	\$38,100	\$13,600
Electrical	\$36,300	
Mechanical		\$425,400
<b>Total</b>	<b>\$235,400</b>	<b>\$439,000</b>
Importance Code A	\$161,000	
Importance Code B	\$36,300	\$439,000
Importance Code C	\$38,100	
<b>Total</b>	<b>\$235,400</b>	<b>\$439,000</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,600			
Interior Architecture	\$26,500	\$200	\$500	\$1,200
Electrical	\$25,200	\$800	\$16,400	\$12,600
Mechanical	\$6,700	\$1,100	\$1,700	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$69,900</b>	<b>\$6,000</b>	<b>\$22,500</b>	<b>\$18,900</b>
Importance Code A	\$8,100	\$500	\$500	\$500
Importance Code B	\$61,800	\$5,600	\$21,600	\$18,400
Importance Code C			\$500	
<b>Total</b>	<b>\$69,900</b>	<b>\$6,000</b>	<b>\$22,500</b>	<b>\$18,900</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**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$110,900	LIFE	**	5	\$17,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine</i>								
Masonry: Limestone	5%	Now	\$5,900	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%			2040	**	5	\$3,500	
Roof								
Slate	100%	Now	\$50,100	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Mezzanine</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine, First Floor</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	70%			2032	**	3	\$3,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor, 2012</i>								
Vinyl Tile	15%			2024		3	\$600	
Interior Walls								
Ceramic Tile	5%			2027		5	\$900	
Masonry: Brick	5%			LIFE	**			
Plaster	25%	Now	\$38,100	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Children's Area, Mezzanine At Top Of Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine At Top Of Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Children's Area And Mezzanine Level</i>								
<i>Explanation : Unfinished Construction Work, Currently Covered With Plastic</i>								
Plaster	65%			LIFE	**	5	\$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**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

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

## Interior

## Ceilings

Exposed Concrete	10%			LIFE	**	5	\$200	
Plaster	90%	Now	\$25,600	LIFE	**	5	\$5,900	

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

*Location : Mezzanine*

*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : First Floor, Mezzanine*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2024	\$1,500	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 200 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
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## Raceway

Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		

## Panelboards

Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	70%			2023	\$10,800	5	\$200	
Molded Case Bkrs	25%			2049	**	5	\$100	

## Wiring

Braided Cloth	50%	2-4	\$14,400	2049	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 10%*

*Location : Main Floor And Upper Level*

Thermoplastic	40%			2024	\$11,500	1		
Thermoplastic	10%			2044	**	1		

## Motor Controllers

Locally Mounted	100%			2022	\$15,600	5	\$100	
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## Ground

## Grounding Devices

Generic	100%	2-4	\$9,900	LIFE	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Lighting

## Interior Lighting

Fluorescent	100%			2034	**	10	\$8,500	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

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

Estimates are rounded to the nearest hundred dollars.

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

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

## Lighting

Egress Lighting								
Emergency, Battery	50%			2029	\$6,500	10	\$1,100	
Exit, Service	50%			2029	\$700	1		
Exterior Lighting								
HID	100%			2020	\$36,300	10		

## Alarm

Security System								
No Component	30%							
Generic	70%			2032	**	1	\$2,400	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$5,900	

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

## Heating

Energy Source								
Natural Gas	100%			2044	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Former Oil Tank Still In Place</i>								
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$700	
Terminal Devices								
Air Handler	70%			2029	\$88,600	1	\$4,000	
Convactor/Radiator	30%			2037	**	1	\$900	

## Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2025	\$336,700	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 3 Units</i>								

## Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$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**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ventilation								
	Exhaust Fans							
	Interior	100%		2029	\$32,000	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2034	**	1		
	Water Heater							
	Gas Fired	100%		2020	\$5,500	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 17-Sep-2018

## BROOKLYN PUBLIC LIBRARY - FY 2019

<b>Asset Name</b>	: <b>WILLIAMSBURGH BRANCH LIBRARY</b>		
<b>Address</b>	: <b>240 DIVISION AVE. @ MARCY AVE.</b>		
<b>Borough</b>	: <b>BROOKLYN</b>	<b>Agency's Number</b>	: <b>60</b>
<b>Program / Asset #</b>	: <b>BPL0007.000 / 4201</b>	<b>Yr Built/Renovated</b>	: <b>1905 / 2014</b>
<b>Area Sq Ft</b>	: <b>22,980</b>	<b>Project Type</b>	: <b>BROOKLYN PUBLIC LIBRARY</b>
<b>Date of Survey</b>	: <b>11-Jan-2018</b>	<b>Landmark Status</b>	: <b>EXTERIOR LANDMARK</b>
<b>Areas Surveyed</b>	: <b>Basement, Roof, Floors 1,2,mz</b>		
<b>Block</b>	: <b>2189</b>	<b>Lot</b>	: <b>1</b>
		<b>BIN</b>	: <b>3060090</b>

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$385,500	\$136,900
Interior Architecture	\$106,300	\$70,700
Electrical	\$168,700	\$255,500
Mechanical		\$497,500
<b>Total</b>	<b>\$660,500</b>	<b>\$960,600</b>
Importance Code A	\$385,500	\$324,000
Importance Code B	\$204,400	\$565,900
Importance Code C	\$70,700	\$70,700
<b>Total</b>	<b>\$660,500</b>	<b>\$960,600</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$49,300			
Interior Architecture	\$58,500		\$3,400	\$5,100
Electrical	\$2,900	\$600	\$700	\$800
Mechanical	\$16,700	\$2,800	\$10,800	\$2,200
Site Enclosure	\$3,900			
Site Pavements	\$10,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$146,200</b>	<b>\$7,300</b>	<b>\$18,900</b>	<b>\$12,100</b>
Importance Code A	\$50,400	\$1,100	\$1,100	\$1,100
Importance Code B	\$70,500	\$6,200	\$17,700	\$9,400
Importance Code C	\$25,300			\$1,500
<b>Total</b>	<b>\$146,200</b>	<b>\$7,300</b>	<b>\$18,900</b>	<b>\$12,100</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**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2064	**	10	\$5,100	
Masonry: Brick	83%			LIFE	**	5	\$180,500	
Masonry: Limestone	15%			LIFE	**	5	\$24,500	
Windows								
Wood	100%	Now	\$295,200	2054	**	5	\$46,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout - 2nd Floor North Facing Windows</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5-10	\$13,600	
Masonry: Brick Cavity	60%			LIFE	**	5-10	\$27,100	
Masonry: Limestone	10%	Now	\$2,300	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	25%			2057	**	10	\$14,000	
Modified Bitumen	75%			2034	**	10	\$16,800	
Interior								
Floors								
Carpet	10%			2028	\$49,500	3	\$5,200	
Ceramic Tile	5%			2038	**	5	\$1,700	
Vinyl Tile	65%	Now	\$4,300	2034	**	3	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At And Around Main Deck</i>								
Wood	20%	0-2	\$25,600	2044	**	5	\$6,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,900	
Plaster	65%			LIFE	**	5-10	\$32,600	
Wood	30%			LIFE	**	5	\$141,400	

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



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$3,400	
Plaster	70%	Now	\$35,600	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms</i>								
Plaster	20%			LIFE	**	5-10	\$11,800	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%	0-2	\$3,300	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Free Standing Walls</b>								
Masonry: Brick	100%	Now	\$700	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Limestone Masonry</i>								
<b>Retaining Walls</b>								
Concrete Masonry Unit	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	0-2	\$10,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	50%			2042	**			
Pavers/Stone	50%	2-4	\$300	2042	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2029	\$2,800	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Consist Of A 1200 Amps C. Breaker. It Is In Satisfactory Condition.</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2034	**	5	\$100	
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2049	**	5		
Molded Case Bkrs	70%			2029	\$25,500	5	\$400	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2039	**	1		
Conduit	10%			2049	**	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	25%			2028	\$6,300	5	\$200	
Molded Case Bkrs	50%			2045	**	5	\$300	
Molded Case Bkrs	25%			2037	**	5	\$200	
<hr/>								
<b>Wiring</b>								
Thermoplastic	90%			2039	**	1		
Thermoplastic	10%			2049	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	\$51,100	5	\$200	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	25%			2034	**	10	\$5,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	10%			2024	\$26,000	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Floor And Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures Are Old But Are In Satisfactory Condition.</i>								
<hr/>								
Fluorescent	65%	Now	\$168,700	2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And General Areas.</i>								
<i>Explanation : Fixtures Are Old And Deteriorated Producing Low Output.</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting Emergency, Battery	50%			2034	**	10	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Relatively Modern Led Battery Pack Fixtures Are Installed. They Are In Good Condition.</i>								
Exit, Service	50%			2029	\$1,900	1		
<b>Exterior Lighting</b>								
HID	100%			2029	\$97,900	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2034	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The Security System Consists Of CCTV Surveillance Camera System And Intrusion Alarm.</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2024	\$80,500	1-3	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : Fire Alarm Panel Is Old, But In Satisfactory Condition.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2027	\$187,200	1	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Boiler</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2037	**	4	\$1,700	
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2034	**	1	\$7,400	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2029	\$137,600	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Refrigerant - Hcfc-22</i>								
	Split Unit	25%			2029	\$129,600		
	Window/Wall Unit	5%			2024	\$2,500	1	
Distribution								
	Ductwork/Diffusers	95%			LIFE	**	2	\$35,500
	No Component	5%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,300
Exhaust Fans								
	Interior	50%			2029	\$43,200	2	\$400
	Roof	5%			2029	\$2,000	2	
	No Component	45%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$14,800	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$3,700	4	\$700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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Print Date : 17-Sep-2018

**BROOKLYN PUBLIC LIBRARY - FY 2019**

**Asset Name** : WINDSOR TERRACE BRANCH LIBRARY  
**Address** : 160 E. 5TH ST. @FORT HAMILTON PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : 77  
**Program / Asset #** : BPL0W77.000 / 13273 **Yr Built/Renovated** : 1969 / 1994  
**Area Sq Ft** : 7,100 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5318 **Lot** : 10 **BIN** : 3124000

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$41,400	\$349,800
Interior Architecture		\$83,500
Electrical	\$76,200	\$66,300
Mechanical	\$102,500	\$76,800
<b>Total</b>	<b>\$220,100</b>	<b>\$576,300</b>
Importance Code A	\$41,400	\$349,800
Importance Code B	\$178,700	\$226,600
<b>Total</b>	<b>\$220,100</b>	<b>\$576,300</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$39,700			
Interior Architecture	\$36,200	\$1,200	\$5,400	
Electrical	\$50,300	\$700	\$800	\$800
Mechanical	\$18,300	\$500	\$6,400	\$500
<b>Total</b>	<b>\$144,500</b>	<b>\$2,400</b>	<b>\$12,500</b>	<b>\$1,300</b>
Importance Code A	\$56,800	\$400	\$400	\$400
Importance Code B	\$56,600	\$2,000	\$12,200	\$1,000
Importance Code C	\$31,100			
<b>Total</b>	<b>\$144,500</b>	<b>\$2,400</b>	<b>\$12,500</b>	<b>\$1,300</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	0-2	\$4,600	LIFE	**	5	\$3,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Window Lintels</i>								
Masonry: Brick	85%	Now	\$41,400	LIFE	**	5	\$13,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Settling Cracks On South Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Above A Subway Easement. Building Shakes When Trains Pass Below</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
<b>Windows</b>								
Glass Block	95%			LIFE	**	5	\$500	
Steel	5%	0-2	\$200	2040	**	5	\$200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Back Office</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$35,000	2029	\$349,800			
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Terrazzo	5%	Now	\$5,100	LIFE	**	5	\$400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Settlement Crack</i>								
Vinyl Tile	90%			2024	\$83,500	3	\$3,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	40%	Now	\$31,100	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Electrical / Storage Room, Back Office</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor, Electrical / Storage Room, Back Office</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Shakes As Subway Trains Pass Below Causing Cracks Within Interior Walls</i>								
Gypsum Board	60%			LIFE	**	5	\$4,100	
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2037	**	5	\$1,300	
AcousTileSusp.Lay-In	90%			2037	**	5	\$9,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 350 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$200	
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			2024	\$3,200	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5		
Molded Case Bkrs	90%			2032	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$20,100	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	30%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2024	\$66,300	10	\$5,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	10%			2020	\$7,400	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$5,000	10	\$900	
Exit, Service	50%			2024	\$500	1		
Exterior Lighting								
HID	70%			2024	\$19,400	10		
Incandescent	30%			2024	\$7,100	2		
<b>Alarm</b>								
Security System								
Generic	100%	Now	\$22,200	2034	**	1	\$2,400	
		<i>Devices Damaged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire/Smoke Detection								
Generic	100%			2020	\$76,200	1-3	\$4,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	100%	Now	\$800	2020	\$16,200	1	\$3,200	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : The Unit For Main Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 4 Units</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2022	\$102,500	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Equipment Room</i>								
Reciprocating Compr/Chiller	30%			2024	\$17,500	1	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Fan Coil - 2 Pipe	30%			2024	\$39,300	1	\$700	
No Component	70%							
Heat Rejection								
Dry Cooler	100%			2024	\$37,500	2	\$4,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	80%			2024	\$19,600	2	\$200	
Roof	20%			2024	\$2,300	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,200	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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