

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY  
**Address** : 40 WEST 20TH ST. @6TH AVENUE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 2003  
**Area Sq Ft** : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 23-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,3,5  
**Block** : 821 **Lot** : 7501 **BIN** : 1076145

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Interior Architecture	\$125,300	\$85,400
Electrical		\$37,300
Mechanical		\$726,100
<b>Total</b>	<b>\$125,300</b>	<b>\$848,900</b>
Priority B	\$38,400	\$801,500
Priority C	\$86,900	\$47,400
<b>Total</b>	<b>\$125,300</b>	<b>\$848,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Interior Architecture	\$180,200		\$17,200	\$20,900
Electrical	\$2,500	\$1,400	\$1,500	\$1,300
Mechanical	\$43,700	\$9,400	\$12,800	\$8,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$238,300</b>	<b>\$22,700</b>	<b>\$43,400</b>	<b>\$42,300</b>
Priority B	\$75,300	\$22,700	\$26,200	\$21,400
Priority C	\$163,000		\$17,200	\$20,900
<b>Total</b>	<b>\$238,300</b>	<b>\$22,700</b>	<b>\$43,400</b>	<b>\$42,300</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY**

**Asset # : 4225**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Carpet	55%	0-2	\$102,700	2024	\$513,700	3	\$62,800	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$34,200	LIFE	**	5	\$25,000	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$8,500	LIFE	**	5	\$3,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	1%			2030	**	3	\$300	C
Wood	24%			2028	**	5	\$34,200	C
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$13,900	C
Gypsum Board	68%			LIFE	**	5-10	\$134,200	C
Marble Panels	2%			LIFE	**	10	\$900	C
Plaster	15%			LIFE	**	5-10	\$14,800	C
<b>Ceilings</b>								
Exposed Concrete	15%			LIFE	**	5-10	\$14,300	B
Metal Panel	5%			LIFE	**	5	\$9,500	B
Plaster	80%	0-2	\$38,400	LIFE	**	5	\$38,000	B
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Stacks, 2nd Floor Public Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2045	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2045	**	5	\$200	B
<b>Raceway</b>								
Conduit	50%			2035	**	1		B
Conduit	50%			2045	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2033	**	5	\$100	B
Molded Case Bkrs	70%			2041	**	5	\$900	B
Molded Case Bkrs	20%			2033	**	5	\$300	B

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**NEW YORK PUBLIC LIBRARY - 035**  
**ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY**

**Asset # : 4225**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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	50%			2045	**	1		B
Thermoplastic	50%			2035	**	1		B
Motor Controllers								
Locally Mounted	60%			2030	**	5	\$200	B
Locally Mounted	40%			2042	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	B
Lighting								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$37,300	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2035	**	10	\$9,300	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Exit, Service	50%			2033	**	1		B
Exit, Battery	50%			2033	**	10	\$1,700	B
Exterior Lighting								
HID	100%			2030	**	10	\$200	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2033	**	1	\$13,300	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2045	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$25,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 5 Small Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$3,800	B
Terminal Devices								
Air Handler	50%			2025	\$131,800	1	\$15,700	B
Convactor/Radiator	45%			2030	**	1	\$7,400	B
Fan Coil Unit/Heat	5%			2025	\$36,600	1	\$800	B

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**NEW YORK PUBLIC LIBRARY - 035**  
**ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY**

**Asset # : 4225**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	80%	Now	\$10,100	2023	\$503,700	2	\$2,000	B
<i>Damaged, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Damper Control Cylinder, Basement Fan Room</i>								
Int Pkg Unit - Cooling	20%			2029	**	2	\$600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,900	B
Exhaust Fans								
Interior	100%	Now	\$2,700	2025	\$54,000	2	\$1,200	B
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor Toilets Lack Adequate Veticalation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		B
Water Heater								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,400	4	\$2,500	B
Backflow Preventer								
Generic	100%			2030	**	1	\$3,100	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1-5</i>								
<i>Explanation : 1 Unit</i>								
Hydraulic	40%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : C-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$25,600	B
Sprinkler								
Generic	100%			2035	**	1-2	\$14,200	B
Fire Pump								
Not Accessible	100%							D

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Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : BELMONT/ENRICO FERMI BRANCH LIBRARY  
**Address** : 610 EAST 186TH ST. @HUGHES AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000  
**Area Sq Ft** : 21,267 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 30-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3073 **Lot** : 20 **BIN** : 2012129

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$150,900	
Interior Architecture		\$80,400
Electrical		\$46,100
Mechanical	\$210,400	\$407,400
<b>Total</b>	<b>\$361,400</b>	<b>\$533,900</b>
Priority A	\$150,900	
Priority B	\$210,400	\$453,500
Priority C		\$80,400
<b>Total</b>	<b>\$361,400</b>	<b>\$533,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$31,000		\$1,300	
Interior Architecture	\$104,900	\$5,800		\$28,300
Electrical	\$1,600	\$700	\$21,300	\$600
Mechanical	\$2,400	\$5,200	\$11,100	\$5,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$143,900</b>	<b>\$15,700</b>	<b>\$37,600</b>	<b>\$38,500</b>
Priority A	\$31,000		\$1,300	
Priority B	\$60,200	\$9,900	\$36,300	\$10,200
Priority C	\$52,700	\$5,800		\$28,300
<b>Total</b>	<b>\$143,900</b>	<b>\$15,700</b>	<b>\$37,600</b>	<b>\$38,500</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,100	A
Metal Panel	10%	0-2	\$1,500	2043	**	5	\$8,300	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bulkhead</i>								
Granite Panels	75%			LIFE	**	5	\$24,800	A
<b>Parapets</b>								
Concrete Masonry Unit	85%			LIFE	**	5	\$5,500	A
Metal: Cage/Fence	5%			2028	**	5-10	\$2,200	A
Pre-Cast Concrete	10%	0-2	\$2,000	LIFE	**	5	\$3,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Coping</i>								
<b>Roof</b>								
Single Ply Membrane	80%	Now	\$27,500	2028	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Parapet Walls</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 1%</i>								
<i>Location : Second Floor Next To Elevator</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Next To Elevator</i>								
Skylight, Metal/Glass	20%	Now	\$150,900	2043	**			A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Metal Panels Top Of Skylight</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Second Floor</i>								
<b>Interior</b>								
Floors								
Carpet	75%	4+	\$30,200	2022	\$603,800	3	\$73,800	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : First And Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%			2032	**	5	\$3,300	C
Panel/Paver: Cer/Brk	5%			2039	**	5	\$7,400	C
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Atrium Area</i>								
Vinyl Tile	15%			2023			\$3,700	C

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**NEW YORK PUBLIC LIBRARY - 035  
BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Ceramic Tile	5%			2032	**	5	\$5,900	C
Concrete Masonry Unit	70%			LIFE	**	5	\$33,000	C
Folding Partition	5%	Now	\$22,500	2031	**	5	\$7,400	C
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor, Adjacent To Elevator Lobby</i>								
Gypsum Board	15%			LIFE	**	5	\$10,600	C
Metal Panel	5%			LIFE	**			C
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	4+	\$20,100	2036	**	5	\$8,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%	Now	\$32,100	LIFE	**	5	\$8,100	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Children Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2023	\$3,100	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor</i>								
<i>Explanation : One 1000 Amps</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$46,100	5	\$600	B
<b>Raceway</b>								
Conduit	90%			2023	\$22,600	1		B
Conduit	10%			2033	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$2,300	5		B
Molded Case Bkrs	60%			2022	\$14,000	5	\$300	B
Molded Case Bkrs	30%			2031	**	5	\$200	B
<b>Wiring</b>								
Thermoplastic	50%			2033	**	1		B
Thermoplastic	50%			2023	\$13,500	1		B
<b>Motor Controllers</b>								
Locally Mounted	80%			2021	\$12,800	5	\$100	B
Locally Mounted	20%			2028	**	5		B

**Ground**

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**NEW YORK PUBLIC LIBRARY - 035  
BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%	2-4	\$900	LIFE	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2028	**	10	\$11,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	40%			2031	**	10	\$7,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-5 Lamps</i>							
Egress Lighting								
Emergency, Service	40%			2028	**	1		B
Emergency, Service	10%			2031	**	1		B
Exit, Service	20%			2028	**	1		B
Exit, Service	30%			2018		1	\$900	B
Exterior Lighting								
HID	100%			2018		10	\$100	B
<b>Alarm</b>								
Security System								
No Component	30%							D
Generic	70%			2031	**	1	\$5,600	B
Fire/Smoke Detection								
Under Construction	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2033	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$10,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Mechanical Room</i>							
	<i>Explanation : One Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$1,000	B
Terminal Devices								
Air Handler	80%			2018		1	\$10,500	B
Convactor/Radiator	20%			2028	**	1	\$1,400	B
<b>Air Conditioning</b>								

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**NEW YORK PUBLIC LIBRARY - 035  
BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	* *	1		B
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	100%	0-2	\$122,200	2024	\$407,400	2	\$1,000	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ac Units 2nd Floor Mechanical Room</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 2nd Floor Boiler Room</i>					
			<i>Explanation : Obsolete</i>					
<b>Heat Rejection</b>								
Air Condenser Unit	100%			2031	* *	2	\$14,800	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,900	B
<b>Exhaust Fans</b>								
Interior	30%			2018	\$6,800	2	\$200	B
Roof	70%			2028	* *	2	\$500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%			2028	* *	1		B
<b>Water Heater</b>								
Gas Fired	100%			2022	\$4,800	2	\$300	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			C
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1-3 Floors</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 : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : BLOOMINGDALE BRANCH LIBRARY  
**Address** : 150 WEST 100TH ST. @ AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003  
**Area Sq Ft** : 20,986 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1852 **Lot** : 49 **BIN** : 1055906

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$84,700
Interior Architecture		\$51,400
Electrical	\$42,000	\$52,500
Mechanical		\$344,100
<b>Total</b>	<b>\$42,000</b>	<b>\$532,600</b>
Priority A		\$84,700
Priority B	\$42,000	\$396,600
Priority C		\$51,400
<b>Total</b>	<b>\$42,000</b>	<b>\$532,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$35,600			
Interior Architecture	\$9,100	\$800	\$7,900	\$81,000
Electrical	\$800	\$900	\$26,800	\$700
Mechanical	\$2,800	\$3,700	\$11,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$52,200</b>	<b>\$9,300</b>	<b>\$49,800</b>	<b>\$88,800</b>
Priority A	\$35,600			
Priority B	\$11,500	\$8,500	\$46,600	\$7,800
Priority C	\$5,100	\$800	\$3,100	\$81,000
<b>Total</b>	<b>\$52,200</b>	<b>\$9,300</b>	<b>\$49,800</b>	<b>\$88,800</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$6,400	A
Masonry: Brick	95%			LIFE	**	5	\$26,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : In Contract For Repointing</i>								
<hr/>								
Windows								
Aluminum	100%	0-2	\$10,500	2039	**	5	\$2,600	A
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : In Contract For Replacement</i>								
<hr/>								
Parapets								
Masonry: Brick	90%	0-2	\$15,200	LIFE	**	5	\$2,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$1,900	A
<hr/>								
Roof								
Copper/Terne	5%	Now	\$1,500	2038	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Emergency Stairs</i>								
Roll Roofing	95%	Now	\$8,500	2022		5	\$17,800	A
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : Next To Bulkhead</i>								
<hr/>								
<b>Interior</b>								
Floors								
Carpet	20%			2024		3	\$9,400	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor, 2011</i>								
Carpet	20%			2019		3	\$12,600	C
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	C
Ceramic Tile	5%			2026	**	5	\$1,600	C
Terrazzo	10%			LIFE	**	5	\$2,500	C
Vinyl Tile	20%			2031	**	3	\$3,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor, 2011</i>								
Vinyl Tile	20%			2023		3	\$2,400	C
<hr/>								
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$900	C
Gypsum Board	35%			LIFE	**	5	\$3,600	C
Plaster	50%			LIFE	**	5	\$2,600	C
SGFT/Glazed Masonry	10%			LIFE	**			C

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2028	**	5	\$7,900	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$1,600	B
Exposed Concrete	60%			LIFE	**	5	\$2,900	B
Plaster	10%	Now	\$4,000	LIFE	**	5	\$2,000	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Emergency Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Emergency Stairwell</i>								
Wood	5%			LIFE	**	5	\$13,700	B
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	50%			2033	**	1		B
Conduit	50%			2023	\$12,500	1		B
Panelboards								
Molded Case Bkrs	50%			2022	\$11,600	5	\$300	B
Molded Case Bkrs	50%			2022	\$11,600	5	\$300	B
Wiring								
Thermoplastic	30%			2023	\$8,100	1		B
Thermoplastic	70%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$16,000	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$52,500	10	\$9,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	40%			2018	\$42,000	10	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2018	\$3,700	10		B
Incandescent	5%			2018	\$5,300	2		B
Egress Lighting								
Emergency, Service	30%			2023	\$900	1		B
Exit, Service	70%			2018	\$2,100	1		B
Exterior Lighting								
HID	100%			2018	\$7,400	10	\$100	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.

**NEW YORK PUBLIC LIBRARY - 035**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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								
No Component	70%							D
Generic	30%			2023	\$18,300	1	\$2,400	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	**	1-3	\$4,000	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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								
Campus Steam	100%			2043	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Supplied From Adjoining Health Building</i>								
Conversion Equipment								
Steam Boiler	100%			2028	**	1	\$20,800	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Boiler Located In Adjacent Health Building</i>								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$1,600	B
Terminal Devices								
Convactor/Radiator	100%			2021	\$190,600	1	\$6,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2023	\$93,200	2	\$1,300	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$27,300	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	B
Exhaust Fans								
Roof	100%			2023	\$16,000	2	\$600	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2023	\$60,300	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
BLOOMINGDALE BRANCH LIBRARY**

**Asset # : 4220**

<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 Code</b>
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B- 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : BRONX LIBRARY CENTER REFERENCE CENTER  
**Address** : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0017.000 / 13852 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 74,476 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 23-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4m,4,5  
**Block** : 3154 **Lot** : 83 **BIN** : 2827656

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$122,700
Interior Architecture		\$113,100
Electrical	\$68,300	
<b>Total</b>	<b>\$68,300</b>	<b>\$235,800</b>
Priority A		\$122,700
Priority B	\$68,300	
Priority C		\$113,100
<b>Total</b>	<b>\$68,300</b>	<b>\$235,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$31,300			
Interior Architecture	\$47,400	\$37,600		\$16,700
Electrical	\$12,100	\$16,100	\$14,200	\$12,600
Mechanical	\$24,100	\$31,600	\$29,200	\$30,000
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$132,700</b>	<b>\$103,100</b>	<b>\$61,200</b>	<b>\$77,100</b>
Priority A	\$31,300			
Priority B	\$84,600	\$65,400	\$61,200	\$60,400
Priority C	\$16,700	\$37,600		\$16,700
<b>Total</b>	<b>\$132,700</b>	<b>\$103,100</b>	<b>\$61,200</b>	<b>\$77,100</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.

**NEW YORK PUBLIC LIBRARY - 035  
BRONX LIBRARY CENTER REFERENCE CENTER**

**Asset # : 13852**

<b>Architecture</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 Code</b>
<b>Exterior</b>								
Exterior Walls								
Concrete Masonry Unit	43%			LIFE	**	5	\$23,200	A
Concrete Masonry Unit	5%	Now	\$17,100	LIFE	**	5	\$2,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade At Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade At Base</i>								
Metal Panel	5%			2050	**	5-10	\$29,700	A
Metal Sect. OHD	2%			2041	**	5	\$5,400	A
Granite Panels	20%			LIFE	**	5	\$12,900	A
Window Wall	25%			2050	**	5	\$80,900	A
<b>Windows</b>								
Aluminum	100%			2046	**	5	\$5,000	A
<b>Parapets</b>								
Concrete Masonry Unit	35%			LIFE	**	5	\$3,200	A
Metal/Glass Curt Wall	10%			2050	**	5	\$3,100	A
Metal Panel	5%			2050	**	5	\$1,600	A
Metal Rail	5%			2041	**	5-10	\$7,200	A
Metal: Cage/Fence	10%			2041	**	5-10	\$6,200	A
Stucco Cement	35%			2041	**	5	\$7,200	A
<b>Roof</b>								
Metal Panel	60%			2041	**	10	\$41,800	A
Modified Bitumen	30%			2032	**	10	\$11,400	A
Skylight, Metal/Glass	10%			2050	**	10	\$12,700	A
<b>Interior</b>								
Floors								
Carpet	30%			2025	\$410,500	3	\$66,900	C
Cast in Place Concrete	15%			LIFE	**	5	\$36,600	C
Ceramic Tile	5%			2037	**	5	\$5,600	C
Sheet Vinyl/Rubber	40%			2032	**	5	\$66,900	C
Terrazzo	10%			LIFE	**	5	\$8,700	C
<b>Interior Walls</b>								
Ceramic Tile	3%			2037	**	5	\$2,800	C
Glass: Single Pane	5%			LIFE	**	5	\$3,500	C
Gypsum Board	70%			LIFE	**	5	\$39,200	C
Metal Panel	10%			LIFE	**			C
Granite Panels	2%			LIFE	**			C
Wood	10%			LIFE	**	5	\$37,300	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2041	**	5	\$61,300	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	20%			LIFE	**	5	\$27,900	B
Plywood/Hardboard	20%			2050	**	1		B

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

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

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



**NEW YORK PUBLIC LIBRARY - 035**  
**BRONX LIBRARY CENTER REFERENCE CENTER**

**Asset # : 13852**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>						
Transformers								
Dry Type	100%			2037	**	5	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 45 Kva, 208/120v</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$300	B
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$200	B
Molded Case Bkrs	90%			2040	**	5	\$1,800	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$22,900	B
Generators								
Diesel	100%			2033	**	1	\$28,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Emergency Generator Rated @ 569 Kva</i>						
Batteries								
Lead/Acid	100%			2018	\$700	5	\$2,800	B
Fuel Storage								
Main Tank	100%			2052	**	5	\$2,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 250 Gallons Capacity</i>						
Lighting								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
BRONX LIBRARY CENTER REFERENCE CENTER**

**Asset # : 13852**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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	70%			2029	**	10	\$47,800	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2029	**	10	\$20,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
<b>Egress Lighting</b>								
Emergency, Service	50%			2029	**	1		B
Exit, LED	50%			2052	**	1		B
<b>Exterior Lighting</b>								
HID	50%			2029	**	10	\$100	B
Incandescent	50%			2029	**	2	\$100	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2052	**	5	\$2,200	B
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2029	**	1	\$27,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$45,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2050	**	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2037	**	1	\$36,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 9 Small Units</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2046	**	4	\$3,700	B
<b>Terminal Devices</b>								
Air Handler	70%			2032	**	1	\$32,200	B
Convactor/Radiator	30%			2037	**	1	\$7,200	B

**Air Conditioning**

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

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

**NEW YORK PUBLIC LIBRARY - 035  
BRONX LIBRARY CENTER REFERENCE CENTER**

**Asset # : 13852**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	**	1	\$34,500	B
			<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 : 12 Units</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$5,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$46,100	B
Heat Rejection								
Air Condenser Unit	100%			2029	**	2	\$51,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,500	B
Exhaust Fans								
Interior	90%			2032	**	2	\$2,100	B
Roof	10%			2029	**	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
Water Heater								
Electric	100%			2022	\$11,100	4	\$400	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Areas</i>					
			<i>Explanation : Units Installed Above Ceiling Panels</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$2,500	B
Backflow Preventer								
Generic	100%			2032	**	1	\$4,600	B
Fixtures								
Generic	100%							B
Vertical Transport								

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**NEW YORK PUBLIC LIBRARY - 035  
BRONX LIBRARY CENTER REFERENCE CENTER**

**Asset # : 13852**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) C-5 (1) C-4</i>								
<i>Explanation : 3 Units, 2 Public, 1 Staff</i>								
Fire Suppression								
Standpipe								
No Component	50%							D
Generic	50%			2050	**	1-5	\$18,800	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Emergency Stairways</i>								
<i>Explanation : Emergency Stairways Only</i>								
Sprinkler								
Generic	100%			2050	**	1-2	\$20,900	B
Fire Pump								
Generic	100%			2033	**	1	\$13,900	B

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Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING  
**Address** : 42 ST. & 5TH AVE. @ BRYANT PARK  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011  
**Area Sq Ft** : 646,680 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 25-Jul-2012 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4  
**Block** : 1257 **Lot** : 1 **BIN** : 1034194

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$856,400	\$904,000
Interior Architecture	\$904,200	\$2,987,000
Electrical	\$1,894,800	\$7,234,400
Mechanical	\$306,400	\$7,777,000
<b>Total</b>	<b>\$3,961,800</b>	<b>\$18,902,300</b>
Priority A	\$856,400	\$904,000
Priority B	\$2,239,000	\$15,616,000
Priority C	\$866,400	\$2,382,300
<b>Total</b>	<b>\$3,961,800</b>	<b>\$18,902,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$23,000		\$11,200	
Interior Architecture	\$104,900	\$30,700	\$61,900	\$45,500
Electrical	\$68,100	\$75,000	\$113,700	\$103,300
Mechanical	\$252,300	\$195,900	\$341,300	\$149,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$471,900</b>	<b>\$325,300</b>	<b>\$551,800</b>	<b>\$321,600</b>
Priority A	\$23,000		\$11,200	
Priority B	\$374,300	\$294,600	\$478,700	\$276,100
Priority C	\$74,700	\$30,700	\$61,900	\$45,500
<b>Total</b>	<b>\$471,900</b>	<b>\$325,300</b>	<b>\$551,800</b>	<b>\$321,600</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.

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**  
**Asset # : 1924**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Marble	98%			LIFE	**	5	\$218,600	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
Window Wall	2%			2043	**	5	\$22,300	A
<b>Windows</b>								
Bronze/Brass	100%			2031	**	5	\$492,800	A
<b>Parapets</b>								
Masonry: Marble	95%			LIFE	**	5	\$84,500	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2028	**	5-10	\$63,800	A
<b>Roof</b>								
Copper/Terne	30%			2038	**	10	\$188,000	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Sealed With A Rubbery Compound.</i>							
Copper/Terne	30%			2038	**	10	\$188,000	A
IRMA/Protected Membrane	5%			2023		10	\$12,500	A
Metal Panel	5%			2036	**	10	\$23,000	A
Modified Bitumen	15%			2033	**	10	\$37,600	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : East Side</i>							
Single Ply Membrane	5%			2023		10	\$12,500	A
Skylight, Metal/Glass	5%	Now	\$195,200	2033	**			A
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bartos Room</i>							
Sloped Glazing	5%			LIFE	**	5	\$167,100	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2022		3	\$181,800	C
Cast in Place Concrete	5%			LIFE	**	5	\$99,400	C
Ceramic Tile	3%			2032	**	5	\$27,300	C
Cork Tile	7%			2033	**	5	\$55,700	C
Marble Panels	45%	Now	\$781,200	LIFE	**	5	\$306,900	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors</i>							
Quarry Tile	5%			2028	**	5	\$68,200	C
Vinyl Tile	15%			2023		3	\$51,100	C
Wood	10%			2038	**	5	\$170,500	C

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**

**Asset # : 1924**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Ceramic Tile	5%			2026	**	5	\$58,400	C
Concrete Masonry Unit	5%			LIFE	**	5	\$23,400	C
Glass: Single Pane	5%			LIFE	**	5	\$43,800	C
Gypsum Board	5%			LIFE	**	5	\$35,000	C
Metal Panel	5%			LIFE	**			C
Marble Panels	30%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$87,600	C
Plaster	10%			LIFE	**	5	\$35,000	C
Wood	10%			LIFE	**	5	\$467,000	C
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2028	**	5	\$75,600	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$60,500	B
Gypsum Board	5%			LIFE	**	5	\$75,600	B
Masonry: Infill Arch	5%			LIFE	**			B
Masonry: Marble	20%			LIFE	**	1		B
Metal Panel	5%			LIFE	**	5	\$75,600	B
Plaster	40%			LIFE	**	5	\$302,300	B
Plaster	15%			LIFE	**	5	\$113,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Over 600 Volts</b>								
<b>Service Equipment</b>								
Not Accessible	100%							D
<b>Transformers</b>								
Dry Type	100%			2028	**	3	\$4,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 750 Kva, 4160/480/208 Volts</i>								
<b>Feeders</b>								
Cable	100%			2031	**	1		B
<b>Raceway</b>								
Conduit	100%			2033	**	1		B
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2043	**	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amps</i>								
Fused Disc Sw	50%			2043	**	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Protectors Rated @ 3000 Amps And 2500 Amps</i>								

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**  
**Asset # : 1924**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2028	**	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 112 Kva, 93 Kva, 75 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2043	**	5	\$800	B
Fused Disc Sw	50%			2033	**	5	\$1,400	B
Fused Disc Sw	20%			2023		5	\$600	B
Raceway								
Conduit	60%			2023	\$365,000	1		B
Conduit	40%			2043	**	1		B
Panelboards								
Fused Disc Sw	20%			2022	\$122,500	5	\$3,000	B
Molded Case Bkrs	20%			2022	\$122,500	5	\$3,400	B
Molded Case Bkrs	60%			2039	**	5	\$10,200	B
Wiring								
Braided Cloth	20%	2-4	\$137,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Thermoplastic	40%			2043	**	1		B
Thermoplastic	40%			2023	\$275,300	1		B
Motor Controllers								
Locally Mounted	10%			2028	**	5	\$400	B
Locally Mounted	10%			2021	\$115,400	5	\$400	B
Motor Control Center	70%			2028	**	5	\$12,300	B
Motor Control Center	10%			2040	**	5	\$1,800	B
Ground								
Grounding Devices								
Not Accessible	50%							D
Generic	50%			LIFE	**	5	\$4,800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$199,000	B
Generators								
Diesel	100%			2026	**	1	\$250,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Diesel Generator Rated @ 500 Kw</i>								
Batteries								
Nickel Cadmium	100%			2018	\$700	5	\$144,100	B

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**  
**Asset # : 1924**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	**	5	\$60,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : No Available Rating Capacity</i>						
Main Tank	50%			2038	**	5	\$9,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 800 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$1,773,300	10	\$296,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2023	\$177,300	10	\$29,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Area And Auditorium</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	30%			2018	\$1,064,000	10	\$177,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2028	**	10	\$29,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-5 Lamps</i>						
Incandescent	10%			2023	\$354,700	2	\$1,400	B
Egress Lighting								
Emergency, Battery	20%			2028	**	10	\$31,200	B
Exit, LED	30%			2051	**	1		B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
Fluorescent	100%			2018	\$354,300	10	\$59,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside Light Poles</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$618,700	1	\$72,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**

**Asset # : 1924**

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

## Alarm

## Fire/Smoke Detection

No Component	60%							D
Generic	40%			2023	\$2,824,000	1-3	\$159,400	B

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

*Location : Hallways And Mechanical Spaces*

*Explanation : Strobe Lights, Manual Pull Stations, Horns*

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

## Heating

## Energy Source

Utility Steam	90%			2033	**	1		B
Electricity	10%			2033	**	1		B

## Conversion Equipment

Heat Exchanger	80%			2019	\$116,200	1	\$255,800	B
Pres. Reducing Valve/LP Steam	10%			2032	**	5	\$3,800	B
No Component	10%							D

## Distribution

Hot Wtr Piping/Pump	50%			2031	**	4	\$15,900	B
Steam Piping/Pump	50%			2033	**	4	\$23,900	B

## Terminal Devices

Air Handler	45%			2023	\$1,488,500	1	\$180,000	B
Convactor/Radiator	40%			2028	**	1	\$83,500	B
Fan Coil Unit/Heat	10%			2023	\$918,600	1	\$20,900	B
Unit Heater-Stm/HW	5%			2031	**	4	\$3,000	B

## Air Conditioning

## Energy Source

Electricity	100%			2031	**	1		B
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## Conversion Equipment

Centrifugal, Elec Chiller	35%			2026	**	1	\$244,900	B
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*Other Observation, Extent : Light, Area Affected : 35%*

*Location : Basement*

*Explanation : R123 Refrigerant*

Reciprocating Compr/Chiller	20%			2023	\$462,700	1	\$60,000	B
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*R-22 Refrigerant, Extent : Light, Area Affected : 20%*

*Location : Basement*

No Component	10%							D
Under Construction	35%							D

## Distribution

Chilled Wtr Pipe/Pump	90%			2033	**	4	\$43,000	B
No Component	10%							D

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**  
**Asset # : 1924**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2023	\$2,345,200	1	\$359,900	B
No Component	10%							D
Heat Rejection								
Water Cool Tower	90%			2024	\$1,584,800	2	\$585,700	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$360,600	B
Exhaust Fans								
Interior	90%			2023	\$678,100	2	\$17,800	B
Roof	10%			2023	\$54,200	2	\$2,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2018	\$105,700	4	\$3,800	B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$95,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,700	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2018	\$11,700	4	\$1,600	B
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	* *	1	\$19,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : (3) G, 1-3 (1) 1-3 (1) Freight 1-3</i>							
	<i>Explanation : 5 Units</i>							
Hydraulic	20%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : C, G, 1- Attic</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$326,100	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.

**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING**

**Asset # : 1924**

<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>Code</b>
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2043	* *	1-2	\$9,100	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.*

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : COUNTEE CULLEN BRANCH LIBRARY  
**Address** : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990  
**Area Sq Ft** : 23,345 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2m,2,3  
**Block** : 1920 **Lot** : 26 **BIN** : 1058275

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$624,300	\$36,900
Interior Architecture		\$102,200
Electrical		\$11,700
Mechanical	\$109,300	
<b>Total</b>	<b>\$733,600</b>	<b>\$150,800</b>
Priority A	\$624,300	\$36,900
Priority B	\$109,300	\$11,700
Priority C		\$102,200
<b>Total</b>	<b>\$733,600</b>	<b>\$150,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$29,100			
Interior Architecture	\$25,000	\$1,800	\$17,300	\$14,300
Electrical	\$700	\$700	\$19,100	\$900
Mechanical	\$24,300	\$5,200	\$5,500	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$83,000</b>	<b>\$11,700</b>	<b>\$45,900</b>	<b>\$24,300</b>
Priority A	\$29,100			
Priority B	\$29,000	\$9,900	\$45,900	\$10,000
Priority C	\$25,000	\$1,800		\$14,300
<b>Total</b>	<b>\$83,000</b>	<b>\$11,700</b>	<b>\$45,900</b>	<b>\$24,300</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.

**NEW YORK PUBLIC LIBRARY - 035  
COUNTEE CULLEN BRANCH LIBRARY**

**Asset # : 4221**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$3,500	A
Masonry: Brick	30%			LIFE	**	5	\$10,600	A
Masonry: Brick	65%	Now	\$133,800	LIFE	**	5	\$23,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, East Facade</i>								
Slate Panels	3%	Now	\$53,500	LIFE	**	5	\$800	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	40%	Now	\$15,900	2039	**	5	\$2,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Windows</i>								
Steel	60%	0-2	\$296,400	2048	**	5	\$36,900	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
COUNTEE CULLEN BRANCH LIBRARY**

**Asset # : 4221**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
Exterior								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	\$1,000	A
Masonry: Brick	25%	Now	\$6,200	LIFE	* *	5	\$1,100	A
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior Face Of North Parapet</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior Face Of North Parapet</i>					
Masonry: Brick	65%	Now	\$48,000	LIFE	* *	5	\$2,900	A
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : East And West Parapets</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : East And West Parapets</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : East And West Parapets</i>					
Masonry: Limestone	2%	Now	\$900	LIFE	* *	5	\$100	A
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping At Parapet Over Mezzanine</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping At Parapet Over Mezzanine</i>					
Metal Security Bars	2%	Now	\$3,100	2063	* *			A
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : At Roof Over Mezzanine</i>					
			<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : At Roof Over Mezzanine</i>					
Metal: Cage/Fence	3%	Now	\$300	2028	* *	5	\$400	A
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : At West Parapet</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : At West Parapet</i>					

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	93%	Now	\$86,500	2033	**			A
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 2011</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Third Floor</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 3rd Floor</i>								
Panel/Paver: Cer/Brk	5%	Now	\$9,000	2053	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
Skylight, Metal/Glass	2%			2033	**	10	\$1,100	A
Interior								
Floors								
Carpet	70%			2022	\$349,900	3	\$57,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st Thru 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	C
Ceramic Tile	5%			2032	**	5	\$2,000	C
Terrazzo	5%	0-2	\$9,100	LIFE	**	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	15%			2023	\$49,900	3	\$2,300	C
Interior Walls								
Ceramic Tile	3%			2026	**	5	\$3,200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	C
Gypsum Board	82%			LIFE	**	5	\$52,300	C
Plaster	10%			LIFE	**	5	\$3,200	C
Ceilings								
AcousTileSusp.Lay-In	85%			2028	**	5	\$34,600	B
Gypsum Board	10%			LIFE	**	5	\$5,100	B
Plaster	5%			LIFE	**	5	\$1,300	B

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

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

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

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



**NEW YORK PUBLIC LIBRARY - 035  
COUNTEE CULLEN BRANCH LIBRARY**

**Asset # : 4221**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 400 Amps Main Disconnect Switch</i>							
<hr/>								
Raceway								
Conduit	70%			2043	**	1		B
Conduit	30%			2033	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	70%			2039	**	5	\$400	B
Molded Case Bkrs	30%			2022	\$7,000	5	\$200	B
<hr/>								
Wiring								
Thermoplastic	70%			2043	**	1		B
Thermoplastic	30%			2023	\$8,100	1		B
<hr/>								
Motor Controllers								
Locally Mounted	60%			2036	**	5	\$100	B
Locally Mounted	40%			2021	\$6,400	5	\$100	B
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2028	**	10	\$18,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
<hr/>								
Fluorescent	10%			2023	\$11,700	10	\$2,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Using T-12 Lamps</i>							
<hr/>								
HID	2%			2028	**	10		B
Incandescent	3%			2028	**	2		B
<hr/>								
Egress Lighting								
Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
<hr/>								
Exterior Lighting								
HID	100%			2028	**	10	\$100	B
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2033	**	1	\$2,600	B
<hr/>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2033	**	1-3	\$4,300	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.*

**NEW YORK PUBLIC LIBRARY - 035**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$109,300	2043	**	1	\$20,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 4 Units - Inadequate Heat Output</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$15,700	2033	**	4	\$1,200	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Traps And Condensate Return Lines</i>					
Terminal Devices								
Air Handler	40%			2031	**	1	\$5,800	B
Convactor/Radiator	60%			2036	**	1	\$4,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	35%			2031	**	2	\$500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Refrigerant Type 410a</i>					
No Component	65%							D
Terminal Devices								
Fan Coil - Cooling	35%			2031	**	1	\$2,600	B
No Component	65%							D
Heat Rejection								
Air Condenser Unit	35%			2031	**	2	\$5,700	B
No Component	65%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	B
Exhaust Fans								
Roof	100%			2023		2	\$700	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2043	**	1		B
Galv Iron/Steel	80%			2036	**	1		B
Water Heater								
Gas Fired	100%			2021		2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016		4	\$2,500	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.

**NEW YORK PUBLIC LIBRARY - 035  
COUNTEE CULLEN BRANCH LIBRARY**

**Asset # : 4221**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, I, M, 2, 3</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler								
No Component	85%							D
Generic	15%			2043	* *	1-2	\$1,000	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.*

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : HAMILTON GRANGE BRANCH LIBRARY  
**Address** : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004  
**Area Sq Ft** : 23,520 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 15-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2077 **Lot** : 26 **BIN** : 1061938

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$242,800	
Interior Architecture	\$134,600	
Electrical	\$12,900	\$50,500
Mechanical	\$103,400	\$254,400
<b>Total</b>	<b>\$493,800</b>	<b>\$304,900</b>
Priority A	\$242,800	
Priority B	\$116,300	\$304,900
Priority C	\$134,600	
<b>Total</b>	<b>\$493,800</b>	<b>\$304,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$24,800			\$10,900
Interior Architecture	\$73,200	\$2,700	\$900	
Electrical	\$2,200	\$2,700	\$2,300	\$27,200
Mechanical	\$22,300	\$11,000	\$7,000	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$126,400</b>	<b>\$20,400</b>	<b>\$14,100</b>	<b>\$45,800</b>
Priority A	\$24,800			\$10,900
Priority B	\$58,200	\$17,700	\$13,200	\$34,900
Priority C	\$43,400	\$2,700	\$900	
<b>Total</b>	<b>\$126,400</b>	<b>\$20,400</b>	<b>\$14,100</b>	<b>\$45,800</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	65%	Now	\$72,400	LIFE	**	5	\$11,400	A
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
Masonry: Granite	2%			LIFE	**	5	\$300	A
Masonry: Limestone	28%			LIFE	**	5	\$3,700	A
Metal Panel	5%			2034	**	5-10	\$6,000	A
<b>Windows</b>								
Wood	100%	Now	\$115,400	2049	**	5	\$19,500	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<b>Parapets</b>								
Masonry: Brick	65%	Now	\$24,800	LIFE	**	5	\$2,000	A
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Masonry: Limestone	20%			LIFE	**	5	\$800	A
Metal Panel	5%			2044	**	5	\$600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	A
Slate	5%			LIFE	**	5	\$200	A
<b>Roof</b>								
Modified Bitumen	50%			2029	**	10	\$9,000	A
Modified Bitumen	50%	2-4	\$55,000	2034	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Old Apartment</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Old Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Old Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Old Apartment And First Floor</i>								
<b>Interior</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,700	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Air Conditioning Room In Basement</i>								
Ceramic Tile	5%			2033	**	5	\$1,800	C
Vinyl Tile	50%			2029	**	3	\$6,600	C
Wood	30%	Now	\$73,400	2039	**	5	\$9,900	C
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor</i>								
Wood	5%	Now	\$61,200	2064	**	5	\$1,700	C
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$1,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	C
Glass: Single Pane	2%			LIFE	**	5	\$500	C
Gypsum Board	60%			LIFE	**	5	\$12,900	C
Masonry: Brick	5%	Now	\$14,700	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Chimney At Fourth Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	15%	Now	\$13,600	LIFE	**	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Conditioning Equipment Room In Basement And Fourth Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Conditioning Equipment Room In Basement, 3rd And 4th Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Conditioning Equipment Room In Basement</i>								
Plaster	5%	Now	\$15,100	LIFE	**	5	\$500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Olde Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								

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

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	30%			2041	**	5	\$10,600	B
Glass: Susp Panels	5%			LIFE	**			B
Gypsum Board	20%			LIFE	**	5	\$8,800	B
Plaster	40%			LIFE	**	5	\$8,800	B
Plaster	5%	Now	\$24,400	LIFE	**	5	\$1,100	B

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*

*Location : Old Apartment*

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Old Apartment*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2024	\$3,400	5	\$600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings Available*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$50,500	5	\$600	B
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## Raceway

Conduit	30%			2024	\$8,200	1		B
Conduit	70%			2044	**	1		B

## Panelboards

Fused Disc Sw	5%			2040	**	5		B
Molded Case Bkrs	35%			2023	\$8,900	5	\$200	B
Molded Case Bkrs	60%			2040	**	5	\$400	B

## Wiring

Thermoplastic	40%			2024	\$11,800	1		B
Thermoplastic	60%			2044	**	1		B

## Motor Controllers

Locally Mounted	100%			2022	\$17,600	5	\$200	B
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## Ground

## Grounding Devices

Not Accessible	100%							D
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## Lighting

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

<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 Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2029	* *	10	\$6,500	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2019	\$12,900	10	\$2,200	B
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	10%			2029	* *	10	\$2,200	B
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 3rd Floor</i>							
Fluorescent	50%			2029	* *	10	\$10,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	* *	10	\$2,800	B
Exit, Service	50%			2029	* *	1		B
<b>Exterior Lighting</b>								
Fluorescent	100%			2024	\$12,900	10	\$2,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Front And Rear Only</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2029	* *	1	\$8,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	* *	1-3	\$14,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Smoke Detectors 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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2022	\$55,800	1	\$11,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2023	\$124,500	4	\$1,200	B
Terminal Devices								
Air Handler	80%			2032	**	1	\$11,600	B
Convactor/Radiator	20%			2029	**	1	\$1,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2019	\$42,100	1	\$5,500	B
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Basement &amp; 3rd Floor</i>				
Ext Pkg Unit - Cooling	20%			2019	\$22,900	2	\$300	B
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Lower Roof</i>				
Ext Pkg Unit - Cooling	30%			2032	**	2	\$400	B
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Roof</i>				
Terminal Devices								
Direct Expansion	50%			2019	\$38,500	1		B
No Component	50%							D
Heat Rejection								
Remote Air Cond	50%	Now	\$14,800	2024	\$74,100	2	\$6,600	B
				<i>Broken, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Roof</i>				
No Component	50%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	B
Exhaust Fans								
Interior	60%			2024	\$16,400	2	\$400	B
Roof	40%	Now	\$2,400	2024	\$7,900	2	\$200	B
				<i>Broken, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Roof</i>				
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
Water Heater								
Gas Fired	100%			2022	\$5,800	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$1,700	LIFE	**	1		B
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Drains Inside West Wall May Be Leaking</i>				

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**NEW YORK PUBLIC LIBRARY - 035**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sump Pump(s)								
Submersible	100%			2017	\$7,100	4	\$2,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Fan Room</i>						
		<i>Explanation : 1 Unit</i>						
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	80%							D
Generic	20%			2044	* *	1-2	\$1,300	B

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : JEFFERSON MARKET BRANCH LIBRARY  
**Address** : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.  
**Borough** : MANHATTAN **Agency's Number** : J01  
**Program / Asset #** : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2013  
**Area Sq Ft** : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 08-Jul-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 606 **Lot** : 1 **BIN** : 1082668

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$75,900
Interior Architecture		\$250,300
Electrical	\$67,900	\$120,500
Mechanical	\$58,900	
<b>Total</b>	<b>\$126,800</b>	<b>\$446,800</b>
Priority A		\$75,900
Priority B	\$126,800	\$120,500
Priority C		\$250,300
<b>Total</b>	<b>\$126,800</b>	<b>\$446,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$14,800	\$3,100		\$12,100
Interior Architecture	\$110,100			\$3,500
Electrical	\$12,000	\$600	\$800	\$3,900
Mechanical	\$35,000	\$7,500	\$5,200	\$7,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$179,800</b>	<b>\$19,000</b>	<b>\$13,900</b>	<b>\$34,900</b>
Priority A	\$14,800	\$3,100		\$12,100
Priority B	\$88,400	\$16,000	\$13,900	\$19,300
Priority C	\$76,700			\$3,500
<b>Total</b>	<b>\$179,800</b>	<b>\$19,000</b>	<b>\$13,900</b>	<b>\$34,900</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast Iron	5%			LIFE	**			A
Masonry: Brick	75%			LIFE	**	5	\$39,700	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	15%			LIFE	**	5	\$6,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	75%			2032	**	5	\$6,200	A
Aluminum	10%	Now	\$1,800	2023	\$36,200	5	\$400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Aluminum	15%	2-4	\$3,100	2032	**	5	\$600	A
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor And Above</i>								
<i>Explanation : These Are Stained Glass Windows</i>								
<b>Roof</b>								
Copper/Terne	15%			2039	**	10	\$12,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Slate	85%	Now	\$9,800	LIFE	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	C
Terrazzo	5%			LIFE	**	5	\$1,200	C
Vinyl Tile	40%	2-4	\$11,100	2024	\$111,300	3	\$4,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Vinyl Tile	50%	2-4	\$13,900	2024	\$139,100	3	\$5,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Gypsum Board	10%			LIFE	**	5	\$3,300	C
Masonry: Brick	20%	4+	\$22,800	LIFE	**			C
<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	2%	4+	\$3,900	LIFE	**			C
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Efflorescence, Water Penetration</i>								
Masonry: Limestone	10%			LIFE	**			C
Plaster	53%	Now	\$24,900	LIFE	**	5	\$8,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Toilet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Toilet And Fire Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Storage Room, 1st Floor Reading Room And Fire Stair</i>								
Wood	5%			LIFE	**	5	\$11,100	C
<b>Ceilings</b>								
Masonry: Infill Arch	10%	Now	\$7,900	LIFE	**			B
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	60%			LIFE	**	5	\$12,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Auditorium, 1st Floor Reading Room And 3rd Floor Men's Staff Toilet</i>								
Plaster	25%	Now	\$25,500	LIFE	**	5	\$5,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rotunda Ceiling And Walkway Above Mezzanine, Auditorium</i>								
Wood	5%			LIFE	**	5	\$14,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2034	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$84,200	5	\$500	B
<b>Raceway</b>								
Conduit	100%			2024	\$20,200	1		B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Panelboards</b>								
Molded Case Bkrs	95%			2023	\$36,400	5	\$500	B
Molded Case Bkrs	5%			2032	**	5		B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$11,400	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Rubber	10%			2023	\$1,600	1		B
Thermoplastic	20%			2024	\$3,300	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$6,900	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2024	\$26,400	10	\$17,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2019	\$2,900	2		B
<b>Egress Lighting</b>								
Exit, Service	50%			2024	\$1,600	1		B
Exit, Battery	50%			2024	\$7,900	10	\$700	B
<b>Exterior Lighting</b>								
HID	100%			2024	\$3,800	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							D
Generic	20%			2029	**	1	\$1,600	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2019	\$67,900	1-3	\$3,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Under Construction	100%							D
<b>Conversion Equipment</b>								
Under Construction	100%							D

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	60%			2032	**	4	\$900	B
Steam Piping/Pump	40%			2034	**	4	\$400	B
Terminal Devices								
Convactor/Radiator	10%			2037	**	1	\$700	B
No Component	40%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Air Handlers Are Covered Under A C Section. 2 Units Out Of 3 Are Out</i>							
No Component	50%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Explanation : Fan Coil Units Are Covered Under A C Section</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%	2-4	\$58,900	2039	**	1	\$20,200	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 Units In Basement</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Obsolete Chillers</i>							
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$1,500	B
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$27,900	2029	**	1	\$5,800	B
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 2 Out of 3 In Basement Chiller Room And One In Lobby Ceiling</i>							
Fan Coil - Cool/Heat	50%			2029	**	1	\$3,400	B
Heat Rejection								
Water Cool Tower	100%			2029	**	2	\$20,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,600	B
Exhaust Fans								
Roof	10%	Now	\$300	2024	\$1,700	2	\$100	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
Water Heater								
Electric	100%			2022	\$3,400	4	\$100	B
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Reserved Gas Fire Unit Not Connected To Flue Pipe</i>							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	\$4,700	LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drainage, Especially In Kitchen</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,700	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2034	* *	1-2	\$300	B

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Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : KINGSBRIDGE BRANCH LIBRARY  
**Address** : 291 WEST 231 STREET @ CORLEAR AVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0018.000 / 14728 **Yr Built/Renovated** : 2011 /  
**Area Sq Ft** : 12,500 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 08-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,mez  
**Block** : 5713 **Lot** : 123 **BIN** : 2119474

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Interior Architecture		\$43,700
<b>Total</b>		<b>\$43,700</b>
Priority C		\$43,700
<b>Total</b>		<b>\$43,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				
Interior Architecture	\$700	\$1,700		\$700
Electrical	\$1,400	\$1,400	\$1,200	\$1,200
Mechanical	\$2,900	\$1,500	\$2,300	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$8,900</b>	<b>\$8,500</b>	<b>\$7,400</b>	<b>\$6,900</b>
Priority A				
Priority B	\$8,300	\$6,900	\$7,400	\$6,200
Priority C	\$700	\$1,700		\$700
<b>Total</b>	<b>\$8,900</b>	<b>\$8,500</b>	<b>\$7,400</b>	<b>\$6,900</b>



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost		
<b>Exterior</b>										
<b>Exterior Walls</b>										
Cast in Place Concrete	20%			LIFE	**	5	\$8,300	A		
Masonry: Brick	25%			LIFE	**	5	\$2,100	A		
Metal Panel	20%			2050	**	5-10	\$11,400	A		
Window Wall	35%			2050	**	5	\$10,800	A		
<b>Parapets</b>										
Masonry: Brick	30%			LIFE	**	5		A		
Metal Panel	20%			2050	**	5		A		
Metal Rail	50%			2041	**	5-10		A		
<b>Roof</b>										
IRMA/Protected Membrane	20%			2032	**	10		A		
			<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
			<i>Location : First Floor Near Emergency Exit At East Side</i>							
IRMA/Protected Membrane	65%			2032	**	10		A		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
			<i>Location : Throughout</i>							
			<i>Explanation : " Green " Roof Is Covered With Planting</i>							
Sloped Glazing	15%			LIFE	**	5		A		
<b>Interior</b>										
<b>Floors</b>										
Carpet	5%			2025			\$16,300	3	\$2,700	C
Cast in Place Concrete	35%			LIFE	**	5			\$20,400	C
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
			<i>Location : First Floor At Column Junctions</i>							
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
			<i>Location : Throughout</i>							
			<i>Explanation : Polished Concrete</i>							
Cast in Place Concrete	40%			LIFE	**	5			\$23,300	C
Ceramic Tile	5%			2037	**	5			\$1,300	C
Vinyl Tile	15%			2032	**	3			\$1,500	C
<b>Interior Walls</b>										
Cast in Place Concrete	50%			LIFE	**					C
Ceramic Tile	5%			2037	**	5			\$1,000	C
Concrete Masonry Unit	10%			LIFE	**	5			\$800	C
Glass: Single Pane	5%			LIFE	**	5			\$800	C
Gypsum Board	15%			LIFE	**	5			\$1,800	C
Metal Panel	10%			LIFE	**					C
Wood	5%			LIFE	**	5			\$4,000	C

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

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

## Interior

## Ceilings

Exposed Concrete	5%			LIFE	**	5	\$200	B
Gypsum Board	10%			LIFE	**	5	\$3,300	B

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

*Location : First Floor Near East Emergency Exit*

Metal Panel	75%			LIFE	**	5	\$24,900	B
Wood	10%			LIFE	**	5	\$23,300	B

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

*Location : Community Room, Childrens Story Room*

*Explanation : Suspended Wood Slat Ceiling*

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

## Under 600 Volts

## Service Equipment

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$100	B
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## Raceway

Conduit	100%			2050	**	1		B
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## Panelboards

Molded Case Bkrs	100%			2046	**	5	\$300	B
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## Wiring

Thermoplastic	100%			2050	**	1		B
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## Motor Controllers

Locally Mounted	100%			2041	**	5	\$100	B
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## Ground

## Grounding Devices

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

## Interior Lighting

Fluorescent	70%			2032	**	10	\$8,000	B
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*T-8 Lamps, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent	30%			2032	**	10	\$3,400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Compact Fluorescent Light Fixtures*

## Egress Lighting

Emergency, Battery	50%			2032	**	10	\$1,500	B
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Exit, Service	50%			2032	**	1		B
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**NEW YORK PUBLIC LIBRARY - 035**  
**KINGSBRIDGE BRANCH LIBRARY**  
**Asset # : 14728**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Exterior Lighting Fluorescent	50%			2032	**	10	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	50%			2032	**	10		B
<b>Alarm</b>								
Security System Generic	100%			2032	**	1	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2032	**	1-3	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2050	**	1		B
Conversion Equipment Furnace	100%			2032	**	1	\$6,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Part Of Roof Top Units</i>								
<i>Explanation : 2 Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2046	**	1		B
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	B
Exhaust Fans Roof	100%			2032	**	2	\$400	B
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2050	**	1		B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater								
Electric	100%			2023	\$1,900	4	\$100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : One Tank</i>							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<hr/>								
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$2,500	B
<hr/>								
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$2,500	B
<hr/>								
Backflow Preventer								
Generic	100%			2032	* *	1	\$800	B
<hr/>								
Fixtures								
Generic	100%							B
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : At All Levels</i>							
	<i>Explanation : One Unit</i>							
<hr/>								
Fire Suppression								
Chemical System								
No Component	90%							D
Generic	10%			2023	\$2,500	1-3	\$5,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER  
**Address** : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002  
**Area Sq Ft** : 138,384 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1134 **Lot** : 25 **BIN** : 1028832

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$598,000	\$380,600
Interior Architecture	\$262,700	\$124,400
Electrical	\$102,400	\$186,100
<b>Total</b>	<b>\$963,100</b>	<b>\$691,100</b>
Priority A	\$598,000	\$380,600
Priority B	\$145,400	\$272,100
Priority C	\$219,700	\$38,400
<b>Total</b>	<b>\$963,100</b>	<b>\$691,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				\$2,000
Interior Architecture	\$234,400	\$4,900	\$9,800	\$44,200
Electrical	\$1,500		\$1,000	\$900
Mechanical	\$21,800	\$22,000	\$46,700	\$29,800
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$277,500</b>	<b>\$46,600</b>	<b>\$77,300</b>	<b>\$96,700</b>
Priority A				\$2,000
Priority B	\$43,100	\$41,700	\$77,300	\$50,400
Priority C	\$234,400	\$4,900		\$44,200
<b>Total</b>	<b>\$277,500</b>	<b>\$46,600</b>	<b>\$77,300</b>	<b>\$96,700</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

**Asset # : 1926**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Travertine	55%			LIFE	**			A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Facade Along Amsterdam</i>								
Pre-Cast Concrete	10%	Now	\$81,500	LIFE	**	5	\$83,300	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bulkhead</i>								
Window Wall	35%			2043	**	5	\$336,300	A
Windows								
Aluminum	100%			2039	**	5	\$4,000	A
Parapets								
Metal Rail	100%			2036	**	5-10	\$237,500	A
Roof								
Single Ply Membrane	95%			2028	**	10	\$204,100	A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Bulkhead</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Auditorium</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Deck, Throughout</i>								
Skylight, Metal/Glass	5%			2043	**	10	\$35,800	A
Interior								
Floors								
Carpet	40%	4+	\$193,000	2022	\$965,200	3	\$117,900	C
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$21,500	C
Ceramic Tile	5%			2032	**	5	\$9,800	C
Terrazzo	25%	0-2	\$219,700	LIFE	**	5	\$38,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Stairs</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Corridor</i>								
Vinyl Tile	20%	Now	\$32,100	2028	**	3	\$14,700	C
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Backstacks</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2051	**	5	\$18,400	C
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			C
Concrete Masonry Unit	10%			LIFE	**	5	\$4,200	C
Gypsum Board	15%			LIFE	**	5	\$9,400	C
Travertine Panels	15%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$15,700	C

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

**Asset # : 1926**

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

## Interior

## Ceilings

AcousTileConcealSpLn	35%			2028	**	5	\$86,000	B
AcousTileSusp.Lay-In	10%			2028	**	5	\$19,700	B
Exposed Concrete	15%			LIFE	**	5	\$4,600	B
Gypsum Board	5%			LIFE	**	5	\$12,300	B
Plaster	35%			LIFE	**	5	\$43,000	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2023	\$31,500	5	\$600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : One 5000 Amp Main Service*

## Transformers

Dry Type	100%			2036	**	5	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : 2- 300 Kva 277/480v*

## Switchgear / Switchboard

Fused Disc Sw	90%			2023	\$82,900	5	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Located In The Mechanical Room*

Fused Disc Sw	10%			2043	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : First Floor A Level*

*Explanation : Located At The First Floor*

## Raceway

Conduit	30%			2033	**	1		B
Conduit	50%			2043	**	1		B
Conduit	20%			2023	\$21,600	1		B

## Panelboards

Molded Case Bkrs	50%			2031	**	5	\$1,800	B
Molded Case Bkrs	50%			2039	**	5	\$1,800	B

## Wiring

Thermoplastic	30%			2043	**	1		B
Thermoplastic	70%			2033	**	1		B

## Motor Controllers

Locally Mounted	50%			2036	**	5	\$500	B
Locally Mounted	30%			2028	**	5	\$300	B
Locally Mounted	20%			2021	\$32,900	5	\$200	B

## Ground

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

**Asset # : 1926**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2028	**	10	\$102,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 And T-8 Lamps - All Lighting Tied Into Motorized Control Panel</i>								
HID	5%			2028	**	10	\$200	B
Incandescent	10%			2028	**	2	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gallery And Auditorium</i>								
<i>Explanation : All Incandescent Lighting At Auditorium And Gallery Contolled By Lutron Dimmers Panel Switch</i>								
<b>Egress Lighting</b>								
Emergency, Service	70%			2028	**	1		B
Exit, LED	30%			2051	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2023			\$400	B
<b>Alarm</b>								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2043	**	1		B
<b>Conversion Equipment</b>								
Heat Exchanger	50%			2032	**	1	\$32,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lincoln Center</i>								
<i>Explanation : Equipment Is Located Outside The Library</i>								
Pres. Reducing Valve/LP Steam	50%			2032	**	5	\$3,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lincoln Center</i>								
<i>Explanation : Equipment Is Located Outside The Library</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2039	**	4	\$1,900	B
Steam Piping/Pump	70%			2043	**	4	\$4,500	B

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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

**Asset # : 1926**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2043	**	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$6,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$81,200	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,200	B
Exhaust Fans								
Interior	100%			2028	**	2	\$4,000	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2043	**			B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lincoln Center</i>					
			<i>Explanation : Equipment Is Located Outside The Library</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Compressed Air	100%			2043	**	4	\$1,600	B
Backflow Preventer								
Generic	100%			2028	**	1	\$8,000	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement : 3rd Floor</i>					
			<i>Explanation : 4 Units</i>					
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2043	**	1-5	\$68,700	B
Sprinkler								
No Component	40%							D
Generic	60%			2043	**	1-2	\$22,100	B
Fire Pump								
Generic	100%			2032	**	1	\$24,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lincoln Center</i>					
			<i>Explanation : Equipment Is Located Outside The Library</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 : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : MID-MANHATTAN BRANCH LIBRARY  
**Address** : 455 FIFTH AVE. @ E. 40TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 2003  
**Area Sq Ft** : 159,880 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 22-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 869 **Lot** : 74 **BIN** : 1017602

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$113,400	\$307,300
Interior Architecture	\$698,000	\$493,000
Electrical	\$148,800	\$1,201,800
Mechanical	\$87,300	\$6,520,400
<b>Total</b>	<b>\$1,047,400</b>	<b>\$8,522,500</b>
Priority A	\$113,400	\$307,300
Priority B	\$301,300	\$7,805,900
Priority C	\$632,800	\$409,300
<b>Total</b>	<b>\$1,047,400</b>	<b>\$8,522,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$52,800			
Interior Architecture	\$526,500			\$69,200
Electrical	\$38,000	\$2,100	\$4,000	\$3,300
Mechanical	\$54,300	\$78,600	\$52,700	\$69,700
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
<b>Total</b>	<b>\$709,600</b>	<b>\$118,600</b>	<b>\$94,500</b>	<b>\$180,100</b>
Priority A	\$52,800			
Priority B	\$164,800	\$118,600	\$94,500	\$111,000
Priority C	\$492,000			\$69,200
<b>Total</b>	<b>\$709,600</b>	<b>\$118,600</b>	<b>\$94,500</b>	<b>\$180,100</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Copper/Terne	5%			2060	**	10	\$14,000	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	25%			LIFE	**	5	\$59,600	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	60%			LIFE	**	5	\$107,300	A
Granite Panels	5%			LIFE	**	5	\$8,900	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Window Wall	5%			2045	**	5	\$22,400	A
<b>Windows</b>								
Aluminum	30%			2041	**	5	\$10,200	A
Metal Clad	70%	0-2	\$59,700	2033	**	5	\$74,600	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Bulkheads, Floors 3, 4, 5, 6</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Bulkheads</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Bulkheads, Floors 3, 4, 5, 6</i>							
<b>Parapets</b>								
Copper/Terne	38%			2045	**	5	\$7,900	A
Copper/Terne	10%			2060	**	5	\$2,100	A
Masonry: Brick	50%			LIFE	**	5-10	\$14,600	A
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Interior Face</i>							
Masonry: Limestone	2%			LIFE	**	5-10	\$1,000	A
<b>Roof</b>								
Modified Bitumen	95%			2030	**	10	\$44,800	A
Skylight, Metal/Glass	2%			2025	\$134,100	10	\$3,100	A
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 4</i>							
Skylight, Plastic	3%			2038	**	1		A
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 1</i>							

**Interior**

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	47%	Now	\$414,200	2024	\$1,380,600	3	\$168,700	C
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	Now	\$12,000	LIFE	**	5	\$52,300	C
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Mechanical Space At Penthouse</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Mechanical Space At Penthouse</i>							
	<i>Explanation : Water From Mechanical Equipment Is On Floor</i>							
Ceramic Tile	5%	0-2	\$66,900	2034	**	5	\$6,000	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	12%			2041	**	5	\$64,600	C
Marble Panels	3%			LIFE	**	5	\$10,800	C
Vinyl Tile	15%			2025	\$293,500	3	\$17,900	C
Vinyl Tile	5%	Now	\$97,800	2035	**	3	\$4,500	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 6th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 6th Floor</i>							
Wood	3%	Now	\$227,700	2065	**	5	\$6,700	C
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouses</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Penthouses</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Penthouses</i>							
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$13,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$22,300	C
Glass: Single Pane	2%			LIFE	**	5	\$8,300	C
Gypsum Board	38%			LIFE	**	5-10	\$179,700	C
Masonry: Brick	10%			LIFE	**	10	\$8,300	C
Plaster	10%	Now	\$85,900	LIFE	**	5	\$8,300	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Penthouses</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
Plaster	25%			LIFE	**	5-10	\$59,100	C

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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	70%	0-2	\$65,200	2038	**	5	\$83,800	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$14,800	LIFE	**	5	\$3,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	10%	0-2	\$4,700	LIFE	**	5	\$29,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$15,100	LIFE	**	5	\$15,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouses</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%	2-4	\$33,600	2055	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated @ 4000 Amps And 2000 Amps</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	80%	2-4	\$86,000	2055	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Fused Disc Sw	20%			2025		5	\$100	B
<b>Raceway</b>								
Conduit	20%			2035	**	1		B
Conduit	80%			2025	\$111,000	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2024	\$5,800	5	\$200	B
Molded Case Bkrs	40%			2033	**	5	\$1,700	B
Molded Case Bkrs	55%			2024	\$64,000	5	\$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.

**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

<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 Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$62,800	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2035	**	1		B
Thermoplastic	30%			2025	\$47,100	1		B
<b>Motor Controllers</b>								
Locally Mounted	69%			2023	\$136,200	5	\$700	B
Motor Control Center	30%			2023	\$59,200	5	\$1,300	B
Variable Frequency Drive	1%			2045	**			B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$4,700	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2025	\$560,000	10	\$102,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2030	**	10	\$14,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	20%			2030	**	10	\$29,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Using T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2025	\$27,900	10	\$19,300	B
Exit, LED	5%			2053	**	1		B
Exit, Service	45%			2025	\$10,100	1		B
<b>Exterior Lighting</b>								
HID	100%			2025	\$56,200	10	\$500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	65%							D
Generic	35%			2030	**	1	\$20,900	B
<b>Fire/Smoke Detection</b>								
No Component	60%							D
Generic, Digital	40%			2030	**			B

<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 Code</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.*

**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2035	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : From Con Edison</i>							
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	**	5	\$9,500	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Very Old Heat Exchanger</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	40%			2024	\$308,900	4	\$4,700	B
Steam Piping/Pump	60%			2025	\$644,100	4	\$7,100	B
<hr/>								
Terminal Devices								
Air Handler	60%	Now	\$9,900	2020	\$497,400	1	\$53,400	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Leaking From Drip Pan</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Various Areas</i>							
<hr/>								
Convector/Radiator	25%			2023	\$363,100	1	\$12,900	B
Fan Coil Unit/Heat	15%			2020	\$345,300	1	\$7,800	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Utility Steam	70%			2035	**	1		B
Electricity	30%			2033	**	1		B
<hr/>								
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2021	\$354,800	1	\$121,100	B
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Units</i>							
<hr/>								
Split Unit	30%			2020	\$212,900			B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	70%			2025	\$526,000	4	\$8,300	B
No Component	30%							D
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	70%			2020	\$457,200	1	\$69,200	B
Fan Coil - Cooling	30%			2020	\$355,200	1	\$15,500	B
<hr/>								
Heat Rejection								
Water Cool Tower	100%			2029	**	2	\$160,900	B
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$141,200	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.



**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%			2020	\$161,500	2	\$4,700	B
Roof	5%			2020	\$6,100	2	\$200	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2025	\$459,200	1		B
				<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Circulating Pump</i>				
HW Heat Exchanger Low Temp	100%	0-2	\$47,700	2055	* *	4	\$15,800	B
				<i>Corroded, Extent : Severe, Area Affected : 40%</i>				
				<i>Location : Basement</i>				
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2025	\$10,600	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2020	\$10,600	4	\$2,500	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
				<i>Other Observation, Extent : Light, Area Affected : 90%</i>				
				<i>Location : B-6</i>				
				<i>Explanation : 4 Passenger Elevators</i>				
Hydraulic	10%			LIFE	* *			C
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : B-1</i>				
				<i>Explanation : 1 Freight</i>				
Escalators Under 20' Rise	100%			LIFE	* *			C
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : At Front Entrance</i>				
				<i>Explanation : 1 Unit, Floors 1 - 2</i>				
Fire Suppression								
Standpipe Generic	100%			2035	* *	1-5	\$80,600	B
Sprinkler Generic	100%			2025	\$1,795,200	1-2	\$44,800	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.

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

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : MORNINGSIDE HEIGHTS BRANCH LIBRARY  
**Address** : 2900 BROADWAY @ W.113 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 20-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1885 **Lot** : 7501 **BIN** : 1057018

**CAPITAL**

**Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$55,300		\$8,000	\$1,300
Electrical	\$500	\$300	\$300	\$300
Mechanical	\$8,700	\$4,000	\$4,600	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$68,500</b>	<b>\$8,200</b>	<b>\$16,900</b>	<b>\$8,700</b>
Priority B	\$42,200	\$8,200	\$15,600	\$7,400
Priority C	\$26,200		\$1,300	\$1,300
<b>Total</b>	<b>\$68,500</b>	<b>\$8,200</b>	<b>\$16,900</b>	<b>\$8,700</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.

**NEW YORK PUBLIC LIBRARY - 035  
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

**Asset # : 13638**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>

**Interior**

**Floors**

Carpet	10%			2024	\$32,700	3	\$4,000	C
Ceramic Tile	10%			2034	**	5	\$2,700	C
Panel/Paver: Bluestone	20%			LIFE	**	5	\$8,000	C
Sheet Vinyl/Rubber	60%			2030	**	5	\$23,900	C

**Interior Walls**

Gypsum Board	100%			LIFE	**	5-10	\$34,300	C
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**Ceilings**

AcousTileSusp.Lay-In	50%			2038	**	5	\$13,300	B
Gypsum Board	50%			LIFE	**	5-10	\$45,700	B

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2045	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 400 Amps Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2045	**	5	\$100	B
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**Raceway**

Conduit	100%			2045	**	1		B
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**Panelboards**

Fused Disc Sw	10%			2041	**	5		B
Molded Case Bkrs	90%			2041	**	5	\$400	B

**Wiring**

Thermoplastic	100%			2045	**	1		B
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**Motor Controllers**

Locally Mounted	100%			2038	**	5	\$100	B
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**Ground**

**Grounding Devices**

Not Accessible	100%							D
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**Lighting**

**Interior Lighting**

Fluorescent	20%			2033	**	10	\$3,300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-5 Lamps*

Fluorescent	80%			2033	**	10	\$13,000	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*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.*

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MORNINGSIDE HEIGHTS BRANCH LIBRARY**

**Asset # : 13638**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>

**Lighting**

Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$2,100	B
Exit, LED	50%			2053	**	1		B
Exterior Lighting								
HID	100%			2030	**	10	\$100	B

**Alarm**

Security System								
No Component	60%							D
Generic	40%			2035	**	1	\$2,700	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>

**Heating**

Energy Source								
Campus Steam	100%			2035	**	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Steam Is Supplied By Columbia University</i>					
Distribution								
Steam Piping/Pump	100%			2045	**	4	\$1,300	B
Terminal Devices								
Air Handler	90%			2030	**	1	\$9,900	B
Convactor/Radiator	10%			2038	**	1	\$600	B

**Air Conditioning**

Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$1,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$11,000	B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,700	B
Exhaust Fans								
Interior	100%			2030	**	2	\$500	B

**Plumbing**

H/C Water Piping								
Brass/Copper	100%			2045	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B

**Vertical Transport**

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

**Asset # : 13638**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, G, 2</i>								
<i>Explanation : One Unit</i>								
Fire Suppression Standpipe Generic	100%			2045	* *	1-5	\$9,000	B
Sprinkler Generic	100%			2045	* *	1-2	\$5,000	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.*

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE  
**Address** : 515 MALCOLM X BOULEVARD @ W. 135 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006  
**Area Sq Ft** : 40,150 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1920 **Lot** : 29 **BIN** : 1058276

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$97,500	\$94,700
Interior Architecture	\$88,700	\$93,300
Electrical		\$114,400
Mechanical		\$36,200
<b>Total</b>	<b>\$186,300</b>	<b>\$338,600</b>
Priority A	\$97,500	\$94,700
Priority B	\$88,700	\$150,600
Priority C		\$93,300
<b>Total</b>	<b>\$186,300</b>	<b>\$338,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$20,600		\$9,300	
Interior Architecture	\$14,300	\$3,600	\$11,100	\$7,100
Electrical	\$1,800	\$1,100	\$5,900	\$1,400
Mechanical	\$18,700	\$18,500	\$13,600	\$20,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$65,300</b>	<b>\$33,100</b>	<b>\$49,800</b>	<b>\$39,000</b>
Priority A	\$20,600		\$9,300	
Priority B	\$37,600	\$29,500	\$36,500	\$31,900
Priority C	\$7,100	\$3,600	\$3,900	\$7,100
<b>Total</b>	<b>\$65,300</b>	<b>\$33,100</b>	<b>\$49,800</b>	<b>\$39,000</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.

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**

**Asset # : 1925**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$94,700	A
Window Wall	5%			2043	**	5	\$18,700	A
<b>Windows</b>								
Aluminum	95%	Now	\$97,500	2031	**	5	\$6,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$400	A
<b>Parapets</b>								
Masonry: Brick	35%			LIFE	**	5	\$1,300	A
Metal Rail	35%			2036	**	5-10	\$23,200	A
Metal Rail	25%	4+	\$2,400	2028	**	5	\$6,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapets Above Langston Hughes Wing</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Parapets Above Langston Hughes Wing</i>								
Pre-Cast Concrete	5%	Now	\$300	LIFE	**	5	\$1,200	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Coping</i>								
<b>Roof</b>								
Built-Up (BUR)	35%			2023		10	\$7,300	A
Modified Bitumen	65%	Now	\$3,800	2028	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Rooftop Units</i>								
<b>Interior</b>								
Floors								
Carpet	25%			2022	\$175,000	3	\$28,500	C
Cast in Place Concrete	25%			LIFE	**	5	\$31,200	C
Ceramic Tile	5%			2032	**	5	\$2,900	C
Cork Tile	5%			2033	**	5	\$2,500	C
Marble Panels	5%			LIFE	**	5	\$2,100	C
Terrazzo	10%			LIFE	**	5	\$4,500	C
Vinyl Tile	20%			2023	\$93,300	3	\$4,300	C
Wood	5%			2038	**	5	\$5,300	C

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**

**Asset # : 1925**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Ceramic Tile	5%			2032	**	5	\$1,500	C
Concrete Masonry Unit	25%			LIFE	**	5	\$3,000	C
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
Gypsum Board	60%			LIFE	**	5	\$10,900	C
Metal Panel	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$6,100	C
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	Now	\$88,700	2043	**	5	\$7,100	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 2nd Floor Manuscripts Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Manuscripts Area</i>								
AcousTileConcealSpLn	20%			2028	**	5	\$14,300	B
AcousTileSusp.Lay-In	25%			2036	**	5	\$14,300	B
Exposed Concrete	30%			LIFE	**	5	\$2,700	B
Metal Panel	5%			LIFE	**	5	\$3,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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	50%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 2000 Amps</i>								
Fused Disc Sw	50%			2049	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 2000 Amps</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2033	**	5	\$100	B
Fused Disc Sw	50%			2049	**	5	\$100	B
<b>Raceway</b>								
Conduit	80%			2033	**	1		B
Conduit	20%			2049	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2031	**	5		B
Molded Case Bkrs	85%			2031	**	5	\$900	B
Molded Case Bkrs	10%			2045	**	5	\$100	B
<b>Wiring</b>								
Thermoplastic	80%			2033	**	1		B
Thermoplastic	20%			2049	**	1		B

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**

**Asset # : 1925**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2036	**	5		B
Motor Control Center	90%			2040	**	5	\$1,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2023	\$114,400	10	\$21,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	32%			2031	**	10	\$11,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$4,000	10		B
Incandescent	5%			2023	\$9,500	2		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	**	10	\$4,600	B
Exit, LED	50%			2051	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2028	**	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2031	**	1	\$4,500	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2031	**	1-3	\$7,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2043	**	1		B

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**

**Asset # : 1925**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Furnace	15%			2023	\$6,700	1	\$2,800	B
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Part Of A C Units</i>							
	<i>Explanation : 6 Units</i>							
Steam Boiler	85%			2040	**	1	\$32,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	15%			2039	**	4	\$300	B
Steam Piping/Pump	85%			2033	**	4	\$2,400	B
<b>Terminal Devices</b>								
Air Handler	80%			2031	**	1	\$18,900	B
Convactor/Radiator	20%			2036	**	1	\$2,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2028	**	1	\$15,000	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Chillers</i>							
Ext Pkg Unit - Heating/Cooling	15%			2023	\$36,200	2	\$400	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	85%			2043	**	4	\$1,600	B
No Component	15%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2031	**	1	\$23,600	B
<b>Heat Rejection</b>								
Water Cool Tower	85%			2027	**	2	\$32,600	B
No Component	15%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,200	B
Exhaust Fans								
Interior	85%			2031	**	2	\$1,000	B
Roof	15%			2023	\$4,400	2	\$200	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2036	**	1		B
Water Heater								
Gas Fired	100%			2022	\$8,500	2	\$600	B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger Low Temp	100%			2043	* *	4	\$3,800	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Submersible	100%			2016	\$6,400	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,500	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe No Component	50%							D
No Component	50%							D
Sprinkler No Component	50%							D
Generic	50%			2043	* *	1-2	\$5,300	B
Fire Pump Generic	100%			2032	* *	1	\$7,100	B

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Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.  
**Address** : 515 MALCOLM X BOULEVARD @ W. 135 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006  
**Area Sq Ft** : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1920 **Lot** : 29 **BIN** : 1058276

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,208,500	\$246,200
Interior Architecture		\$49,000
Electrical		\$194,000
Mechanical		\$93,500
<b>Total</b>	<b>\$1,208,500</b>	<b>\$582,700</b>
Priority A	\$1,208,500	\$246,200
Priority B		\$287,500
Priority C		\$49,000
<b>Total</b>	<b>\$1,208,500</b>	<b>\$582,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$27,100		\$17,100	\$2,200
Interior Architecture	\$61,500	\$5,500		\$10,400
Electrical	\$1,300	\$800	\$4,200	\$900
Mechanical	\$3,100	\$2,300	\$6,000	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$97,000</b>	<b>\$12,500</b>	<b>\$31,300</b>	<b>\$20,200</b>
Priority A	\$27,100		\$17,100	\$2,200
Priority B	\$43,300	\$7,000	\$14,200	\$7,600
Priority C	\$26,600	\$5,500		\$10,400
<b>Total</b>	<b>\$97,000</b>	<b>\$12,500</b>	<b>\$31,300</b>	<b>\$20,200</b>



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

**Asset # : 2824**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	65%	Now	\$346,100	LIFE	* *	5	\$54,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%	Now	\$674,900	LIFE	* *	5	\$22,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Wood	100%			2031	* *	5	\$172,100	A
<b>Parapets</b>								
Masonry: Brick	20%	Now	\$51,500	LIFE	* *	5	\$4,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Parapets</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Face Of East And West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Parapets</i>								
Masonry: Limestone	5%			LIFE	* *	5	\$1,300	A
Metal Cornice	25%			2038	* *	10	\$17,100	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : This Component Is Actually Copper Cornice</i>								
Metal Rail	50%	Now	\$14,900	2028	* *	5	\$75,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	50%	Now	\$12,300	2028	* *			A
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Highest Roof, Over 3rd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Highest Roof, Over 3rd Floor</i>								
Built-Up (BUR)	25%			2023	\$30,600	10	\$6,300	A
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Rooftop Units</i>								
Cement-Fiber Panel	25%			2019	\$49,900	5	\$4,400	A
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Sloped Roof</i>								

**Interior**

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

**Asset # : 2824**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>								
Carpet	30%	4+	\$11,200	2022	\$224,900	3	\$25,100	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Schomburg Shop</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	C
Ceramic Tile	5%			2032	**	5	\$2,800	C
Terrazzo	15%			LIFE	**	5	\$6,500	C
Vinyl Tile	30%	Now	\$7,500	2028	**	3	\$6,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3 Floor Corridor</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Corridor</i>								
Wood	15%			2051	**	5	\$15,700	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$8,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$6,500	C
Gypsum Board	50%			LIFE	**	5	\$49,000	C
Plaster	35%			LIFE	**	5	\$17,200	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2036	**	5	\$22,300	B
AcousTileSusp.Lay-In	5%	Now	\$23,800	2043	**	5	\$1,400	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Moving Image And Recorded Sound Division Office</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd Floor Moving Image And Recorded Sound Division Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Moving Image And Recorded Sound Division Office</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	30%			LIFE	**	5	\$20,900	B
Plaster	20%			LIFE	**	5	\$7,000	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2023	\$3,400	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1200 Amps</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2023	\$50,500	5	\$100	B
<b>Raceway</b>								
Conduit	90%			2023	\$24,700	1		B
Conduit	10%			2049	**	1		B

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

**Asset # : 2824**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Panelboards</b>								
Molded Case Bkrs	80%			2031	**	5	\$600	B
Molded Case Bkrs	20%			2045	**	5	\$100	B
<b>Wiring</b>								
Thermoplastic	80%			2033	**	1		B
Thermoplastic	20%			2049	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2021	\$17,600	5	\$200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2023	\$143,500	10	\$24,000	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-12 Lamps</i>				
HID	5%			2023	\$5,300	10		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	**	10	\$3,300	B
Exit, Service	50%			2028	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$10,600	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2031	**	1	\$3,100	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2031	**	1-3	\$5,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2043	**	1		B
<b>Conversion Equipment</b>								
Furnace	80%			2028	**	1	\$10,900	B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : A C Units</i>				
				<i>Explanation : 2 Units</i>				
No Component	20%							D

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

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

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

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

**Asset # : 2824**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2031	**	4	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Various Areas</i>						
		<i>Explanation : Supplied From Schomburg Main Bldg</i>						
No Component	80%							D
Terminal Devices								
Convactor/Radiator	20%			2028	**	1	\$1,800	B
No Component	80%							D
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2021	\$93,500	2	\$400	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Ext Pkg Unit - Cooling	75%			2028	**	2	\$1,300	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	B
Exhaust Fans								
Interior	60%			2023	\$19,300	2	\$500	B
Roof	40%			2023	\$9,200	2	\$300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
Water Heater								
Electric	100%			2022	\$4,500	4	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3, Located In Langston Hughes Hall</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								

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

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

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



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

**Asset # : 2824**

<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>Code</b>
Fire Suppression								
Standpipe								
No Component	50%							D
Generic	50%			2043	* *	1-5	\$7,200	B
Sprinkler								
No Component	50%							D
Generic	50%			2033	* *	1-2	\$3,900	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.*

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

Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : SCIENCE, INDUSTRY AND BUSINESS LIBRARY  
**Address** : 188 MADISON AVENUE @ EAST 34 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0013.000 / 4227 **Yr Built/Renovated** : 1906 / 1995  
**Area Sq Ft** : 183,000 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 22-May-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Floors 1,3,5  
**Block** : 864 **Lot** : 7502 **BIN** : 1017097

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Interior Architecture	\$453,600	\$212,900
Electrical		\$151,400
Mechanical	\$43,000	\$3,763,900
<b>Total</b>	<b>\$496,700</b>	<b>\$4,128,100</b>
Priority B	\$356,700	\$4,051,800
Priority C	\$140,000	\$76,400
<b>Total</b>	<b>\$496,700</b>	<b>\$4,128,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Interior Architecture	\$87,200		\$104,000	\$1,300
Electrical	\$6,700	\$2,400	\$4,900	\$2,400
Mechanical	\$40,600	\$63,200	\$32,900	\$67,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$158,200</b>	<b>\$89,300</b>	<b>\$165,500</b>	<b>\$95,000</b>
Priority B	\$97,000	\$89,300	\$61,500	\$93,700
Priority C	\$61,200		\$104,000	\$1,300
<b>Total</b>	<b>\$158,200</b>	<b>\$89,300</b>	<b>\$165,500</b>	<b>\$95,000</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.

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**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>									
Carpet	73%			2024	\$2,553,600	3	\$284,700	C	
Cast in Place Concrete	5%			LIFE	**	5	\$56,900	C	
Ceramic Tile	1%			2034	**	5	\$2,600	C	
Terrazzo	10%			LIFE	**	5	\$40,600	C	
Vinyl Tile	10%			2030	**	3	\$9,800	C	
Wood	1%			2053	**	5	\$4,900	C	
<b>Interior Walls</b>									
Cast in Place Concrete	2%			LIFE	**	10	\$6,900	C	
Ceramic Tile	5%			2038	**	5	\$6,900	C	
Gypsum Board	92%			LIFE	**	5-10	\$216,400	C	
Wood	1%			LIFE	**	5	\$11,100	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	30%			2038	**	5	\$78,000	B	
Exposed Struc: Steel	20%			LIFE	**	10	\$104,000	B	
Gypsum Board	30%			LIFE	**	5-10	\$268,100	B	
Masonry: Infill Arch	20%			LIFE	**	10	\$26,000	B	
<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 Code</b>
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2035	**	5	\$800	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>									
<b>Transformers</b>									
Dry Type	100%			2030	**	5	\$700	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 1000 Kva 480hv-208lv</i>									
<b>Switchgear / Switchboard</b>									
Fused Disc Sw	100%			2035	**	5	\$800	B	
<b>Raceway</b>									
Conduit	100%			2035	**	1		B	
<b>Panelboards</b>									
Fused Disc Sw	5%			2041	**	5	\$200	B	
Fused Disc Sw	5%			2033	**	5	\$200	B	
Molded Case Bkrs	60%			2041	**	5	\$2,900	B	
Molded Case Bkrs	30%			2033	**	5	\$1,400	B	
<b>Wiring</b>									
Thermoplastic	70%			2045	**	1		B	
Thermoplastic	30%			2035	**	1		B	

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**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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	20%			2038	**	5	\$200	B
Motor Control Center	60%			2038	**	5	\$3,000	B
Variable Frequency Drive	20%			2042	**			B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,400	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2030	**	10	\$39,800	B
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>						
Fluorescent	70%			2030	**	10	\$111,500	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>						
Incandescent	5%			2030	**	2	\$200	B
<b>Egress Lighting</b>								
Emergency, Battery								
Exit, LED	50%			2030	**	10	\$21,000	B
Exit, Service	30%			2053	**	1		B
	20%			2030	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2030	**	10	\$600	B
<b>Alarm</b>								
Security System								
No Component	65%							D
Generic	35%			2033	**	1	\$23,900	B
Fire/Smoke Detection								
No Component	65%							D
Generic, Digital	35%			2030	**			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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								
Utility Steam	100%			2035	**	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$10,300	B
		<i>Other Observation, Extent : Light, Area Affected : 40% Location : Basement Explanation : 2 Heat Exchangers</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2033	**	4	\$5,100	B
Steam Piping/Pump	60%			2045	**	4	\$7,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Heating</b>								
Terminal Devices								
Air Handler	60%			2025	\$592,300	1	\$64,500	B
Convactor/Radiator	30%			2030	**	1	\$16,800	B
Fan Coil Unit/Heat	10%			2030	**	1	\$5,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2023	\$2,358,000	2	\$10,600	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	**	4	\$8,600	B
Heat Rejection								
Water Cool Tower	100%			2023	\$525,600	2	\$174,800	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,400	B
Exhaust Fans								
Interior	100%			2025	\$202,400	2	\$5,300	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$10,900	2035	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Water Main, Lower Level</i>					
Water Heater								
Gas Fired	100%			2023	\$42,600	2	\$2,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Electric	100%			2025	\$11,700	4	\$2,500	B
Backflow Preventer								
Generic	100%			2025	\$17,800	1	\$10,600	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	70%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : B-7</i>					
			<i>Explanation : 2 Freight Units</i>					
Hydraulic	30%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : L L- G</i>					
			<i>Explanation : 2 Pass Units</i>					
<b>Fire Suppression</b>								

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

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**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

**Asset # : 4227**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Fire Suppression Standpipe								
Generic	100%			2045	* *	1-5	\$87,600	B
Sprinkler								
Generic	100%			2045	* *	1-2	\$48,700	B
Fire Pump								
Not Accessible	100%							D

*Note : 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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Print Date : 09-Sep-2014

**NEW YORK PUBLIC LIBRARY - FY 2015**

**Asset Name** : SEWARD PARK BRANCH LIBRARY  
**Address** : 192 EAST BROADWAY @JEFFERSON ST.  
**Borough** : MANHATTAN                      **Agency's Number** : N/A  
**Program / Asset #** : NPL0014.000 / 4228                      **Yr Built/Renovated** : 1909 / 2003  
**Area Sq Ft** : 19,681                      **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 25-Jun-2013                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 311                      **Lot** : 31                      **BIN** : 1004053

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$613,600	\$100,500
Mechanical		\$472,100
<b>Total</b>	<b>\$613,600</b>	<b>\$572,500</b>
Priority A	\$613,600	\$100,500
Priority B		\$472,100
<b>Total</b>	<b>\$613,600</b>	<b>\$572,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$45,700		\$10,500	
Interior Architecture	\$62,400			\$2,800
Electrical	\$1,500	\$1,900	\$1,500	\$22,000
Mechanical	\$2,100	\$2,500	\$3,800	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$115,600</b>	<b>\$8,400</b>	<b>\$19,700</b>	<b>\$34,800</b>
Priority A	\$45,700		\$10,500	
Priority B	\$26,100	\$8,400	\$9,200	\$32,000
Priority C	\$43,800			\$2,800
<b>Total</b>	<b>\$115,600</b>	<b>\$8,400</b>	<b>\$19,700</b>	<b>\$34,800</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.

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**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$146,700	LIFE	**	5	\$50,600	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	2-4	\$22,100	LIFE	**	5	\$2,900	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	2-4	\$226,800	LIFE	**	5	\$14,600	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Of Building</i>								
Metal Panel	5%	2-4	\$1,300	2024	\$26,900	5	\$7,300	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Top Floor Walls</i>								
Windows								
Wood	100%	Now	\$240,200	2049	**	5	\$33,200	A
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%	0-2	\$900	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	90%	2-4	\$21,300	LIFE	**	5	\$3,600	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2023	\$49,900	5	\$21,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,400	C
Marble Panels	3%			LIFE	**	5	\$700	C
Terrazzo	2%			LIFE	**	5	\$500	C
Traffic Topping	10%	2-4	\$3,500	2029	**	5	\$1,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	2-4	\$18,100	2029	**	3	\$8,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	0-2	\$22,300	LIFE	**	5	\$17,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	2-4	\$18,600	LIFE	**	5	\$18,400	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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



**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2044	* *	5		B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Amps Main Disconnect Switch</i>						
Fused Disc Sw	50%			2044	* *	5		B
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2044	* *	5	\$100	B
<b>Raceway</b>								
Conduit	100%			2044	* *	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2040	* *	5		B
Molded Case Bkrs	95%			2040	* *	5	\$500	B
<b>Wiring</b>								
Thermoplastic	100%			2044	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	* *	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2029	* *	10	\$7,200	B
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	60%			2029	* *	10	\$10,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	* *	10	\$2,400	B
Exit, Service	50%			2029	* *	1		B
<b>Exterior Lighting</b>								
HID	100%			2029	* *	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2032	* *	1	\$3,700	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	* *	1-3	\$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.

**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$900	2029	**	1	\$8,800	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$95,100	4	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$6,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$377,000	2	\$1,200	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Rooms</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,000	B
Exhaust Fans								
Roof	100%			2029	**	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
Water Heater								
Electric	100%			2019	\$2,900	4	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2024	\$1,800	1	\$1,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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 Code</b>
Fire Suppression								
Sprinkler								
No Component	80%							D
Generic	20%			2034	* *	1-2	\$1,100	B
Fire Pump								
Generic	100%			2027	* *	1	\$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.*

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