

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : 115TH STREET BRANCH LIBRARY
Address : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD
Borough : MANHATTAN **Agency's Number** : 001
Program / Asset # : NPL0001.000 / 13353 **Yr Built/Renovated** : 1908 / 2006
Area Sq Ft : 13,800 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1831 **Lot** : 26 **BIN** : 1055236

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$58,400	\$156,800
Interior Architecture	\$115,600	
Electrical	\$1,600	
Mechanical		\$308,500
Total	\$175,600	\$465,400
Importance Code A	\$58,400	\$269,200
Importance Code B	\$117,200	\$196,100
Total	\$175,600	\$465,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$85,300			\$6,200
Interior Architecture	\$75,500	\$1,000	\$700	\$1,700
Electrical	\$1,100	\$1,400	\$1,100	\$17,000
Mechanical	\$8,400	\$1,500	\$2,900	\$10,400
Site Enclosure	\$1,200			
Site Pavements	\$15,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$191,200	\$7,900	\$8,700	\$39,200
Importance Code A	\$86,000	\$700	\$700	\$6,900
Importance Code B	\$80,700	\$7,300	\$7,600	\$32,300
Importance Code C	\$24,500		\$400	
Total	\$191,200	\$7,900	\$8,700	\$39,200



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

NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$19,700	
Masonry: Limestone	25%	Now	\$22,500	LIFE	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Flag Pole Anchors Disassembled And Hanging Precariously</i>								
Metal Panel	10%			2038	**	5-10	\$22,600	
Slate Panels	2%			LIFE	**	5	\$500	
Wood	3%	Now	\$58,400	2048	**	5	\$2,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Trim - West 115th Street Facade</i>								
Windows								
Aluminum	50%	Now	\$23,600	2036	**	5	\$1,200	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Facade Windows</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Facade Windows</i>								
Wood	50%	0-2	\$15,800	2036	**	5	\$12,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rails And Glazing Bars - West 115th St Facade</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows On West 115th Street Facade</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	
Masonry: Brick	85%	Now	\$6,000	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade - Outer Parapet Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Facade - Above 3rd Floor Staff Lounge</i>								
Masonry: Limestone	5%			LIFE	**	5	\$100	
Pre-Cast Concrete	2%			LIFE	**	5	\$100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Stones</i>								
Slate	3%			LIFE	**	5		

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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	45%	0-2	\$1,700	2031	**			
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Shingles At Roof Above 3rd Floor Community Room</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Above 3rd Floor Community Room</i>								
Modified Bitumen	50%	2-4	\$7,500	2028	\$75,100			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof At Rear Of Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Staff Offices</i>								
Skylight, Metal/Glass	5%	Now	\$8,200	2028	\$81,800			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Staff Offices - 3rd Floor</i>								
Interior								
Floors								
Carpet	10%	0-2	\$29,700	2030	**	3	\$3,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Reading Area</i>								
Cast in Place Concrete	7%	Now	\$3,400	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces Throughout Basement</i>								
Ceramic Tile	3%			2037	**	5	\$600	
Marble Panels	5%			LIFE	**	5	\$800	
Slate	2%			LIFE	**	5	\$400	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	25%	Now	\$49,500	2038	**	3	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement And 3rd Floor Corridors / Staff Offices</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And 3rd Floor Corridors / Staff Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement</i>								
Wood	43%	0-2	\$66,100	2043	**	5	\$8,300	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Reading Area, 3rd Floor Community Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd Floor Reading Area, 3rd Floor Community Room</i>								

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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	3%			2037	**	5	\$900		
Glass: Single Pane	5%			LIFE	**	5	\$1,100		
Gypsum Board	15%			LIFE	**	5	\$2,600		
Masonry: Brick	3%			LIFE	**				
Plaster	57%	Now	\$14,800	LIFE	**	5	\$4,900		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement Walls</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Basement And 3rd Floor Staff Lounge</i>									
Wood	17%	4+	\$7,700	LIFE	**	5	\$19,500		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2nd Floor Childrens Reading Area</i>									
Ceilings									
Acous Tile,Adhered	10%			2026	\$21,700	5	\$2,100		
Plaster	25%			LIFE	**	5	\$3,200		
Plaster	65%	Now	\$19,900	LIFE	**	5	\$8,400		
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 3rd Floor Staff Lounge And Staff Offices</i>									
Site Enclosure									
Fence/Gates									
Chain Link	100%	2-4	\$1,200	2038	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Rear Yard</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	**				
On-Site Walkways									
Masonry: Granite	100%	Now	\$800	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Curbing At Entry Ramp</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entry Landing And Ramp</i>									
Activity Yard									
Cast in Place Concrete	100%	Now	\$14,900	2048	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard In State Of Severe Disrepair - Rendered Inaccessible</i>									
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

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Asset # : 13353

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Vertical Sections</i>						
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	95%			2044	**	5	\$300	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$11,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2033	**	10	\$600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 3rd Floor</i>						
Fluorescent	3%			2033	**	10	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Staircases</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	1%			2023	\$1,600	10	\$100	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Incandescent	1%			2023	\$1,600	2		
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$1,700	
Exit, LED	30%			2056	**	1		
Exit, Service	20%			2033	**	1		
Exterior Lighting								
Incandescent	10%			2028	\$5,000	2		
No Component	90%							

Alarm

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115TH STREET BRANCH LIBRARY
Asset # : 13353

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

Alarm

Security System

No Component

30%

Generic

70%

2033

* *

1

\$3,600

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

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$8,500

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

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

*Other Observation, Extent : Severe, Area Affected : 1%**Location : Basement**Explanation : Notice: Gas Meter Is Located Next To Electrical Control Board*

Conversion Equipment

Hot Water Boiler

100%

2026

\$112,400

1

\$6,800

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

Distribution

Hot Wtr Piping/Pump

100%

Now

\$1,100

2027

\$22,700

4

\$700

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Basement**Explanation : 1 Out Of 2 Circulating Pumps Is Obsolete And Rusted. Replacement Needed.*

Terminal Devices

Convactor/Radiator

100%

2026

\$78,100

1

\$4,500

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

100%

2028

\$118,100

2

\$800

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 4 Units. Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 4 Roof Top Units***Ventilation**

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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700
Exhaust Fans								
	Roof	100%			2028	\$24,200	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$5,400	2038	**	1	
<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1 Out Of 2 Units Is Rusted. Replacement Needed. Basement</i>								
Water Heater								
	Gas Fired	100%			2023	\$8,900	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%			2038	**	1-2	\$1,500
Fire Pump								
	Generic	100%			2031	**	1	\$2,600
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Replacement Has Been Scheduled. Basement</i>								

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : O02
Program / Asset # : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010
Area Sq Ft : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1789 **Lot** : 37 **BIN** : 1054674

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$252,600	
Interior Architecture	\$154,500	
Electrical		\$70,000
Site Enclosure		\$100,000
Total	\$407,100	\$170,000
Importance Code A	\$252,600	
Importance Code B	\$78,000	\$170,000
Importance Code C	\$76,500	
Total	\$407,100	\$170,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,800	\$1,600		\$9,900
Interior Architecture	\$3,100	\$9,800		\$500
Electrical	\$1,200	\$1,500	\$1,300	\$14,400
Mechanical	\$6,200	\$1,800	\$4,800	\$1,800
Site Enclosure	\$10,000			
Site Pavements	\$32,000			
Total	\$54,300	\$14,600	\$6,100	\$26,600
Importance Code A	\$2,500	\$2,300	\$700	\$10,800
Importance Code B	\$51,800	\$11,400	\$5,400	\$15,800
Importance Code C		\$1,000		
Total	\$54,300	\$14,600	\$6,100	\$26,600



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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$21,100	
Masonry: Limestone	25%	Now	\$96,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North (Street) Façade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North (Street) Façade</i>								
Windows								
Aluminum	42%	Now	\$49,500	2036	**	5	\$1,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Side Of Windows Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Side Of Windows Throughout</i>								
Metal Louvers	5%			2031	**	10	\$1,600	
Wood	43%	2-4	\$91,000	2053	**	5	\$10,700	2
<i>Split/Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exterior Side Of Window Openings On North And South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Side Of Window Openings On North And South Facades</i>								
Wood	10%	Now	\$15,800	2053	**	5	\$2,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Transom Windows At Air Handler Room</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$1,100	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North, East And West Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Metal Panel	20%			2038	**	5	\$900	
Slate	5%	0-2	\$800	LIFE	**	5	\$100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Roof								
Modified Bitumen	95%			2033	**	10	\$9,400	
Skylight, Metal/Glass	5%			2054	**	10	\$1,700	
Interior								

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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	70%			2024	\$211,400	3	\$22,000	
Ceramic Tile	5%			2031	**	5	\$1,000	
Vinyl Tile	15%			2033	**	3	\$1,200	
Wood	10%	Now	\$78,000	2068	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,000	
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Gypsum Board	15%			LIFE	**	5	\$3,600	
Plaster	60%	4+	\$21,900	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor Reading Area</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Reading Area And Staff Offices</i>								
Plaster	15%	Now	\$54,600	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
Ceilings								
AcousTile,Adhered	5%			2033	**	5	\$1,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$1,100	
Exposed Concrete	10%			LIFE	**	5	\$300	
Gypsum Board	10%			LIFE	**	5	\$2,600	
Plaster	60%			LIFE	**	5	\$7,900	
Plaster	10%	Now	\$3,100	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Retaining Walls								
Masonry: Brick	100%	2-4	\$10,000	2028	\$100,000			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard Lot Line Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard Lot Line Wall</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
125TH STREET BRANCH LIBRARY
Asset # : 13354

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041		**		
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Activity Yard

Cast in Place Concrete	100%	Now	\$32,000	2048		**		
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*Sinking/Subsiding, Extent : Severe, Area Affected : 25%**Location : Rear Yard**Tripping Hazard, Extent : Severe, Area Affected : 35%**Location : Rear Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2028	\$1,700	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch In The Switchboard And Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$36,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Sections*

Raceway

Conduit	95%			2028	\$33,600	1		
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Conduit	5%			2048	**	1		
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Panelboards

Fused Disc Sw	5%			2027	\$800	5		
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Molded Case Bkrs	25%			2044	**	5	\$100	
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Molded Case Bkrs	70%			2027	\$11,800	5	\$300	
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Wiring

Thermoplastic	25%			2048	**	1		
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Thermoplastic	75%			2028	\$23,500	1		
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Motor Controllers

Locally Mounted	80%			2026	\$27,300	5	\$100	
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Locally Mounted	20%			2041	**	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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**NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354**

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	80%			2033	**	10	\$10,300	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
Fluorescent	15%			2033	**	10	\$1,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices And Basement</i>						
Fluorescent	5%			2033	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Egress Lighting								
Emergency, Battery	50%			2028		10	\$1,700	
Exit, LED	20%			2043	**	1		
Exit, Service	30%			2028		1		
Exterior Lighting								
HID	20%			2028		10		
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : In Vault</i>						
		<i>Explanation : Old Oil Tank Is Still Present</i>						
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$1,000	

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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Convactor/Radiator	100%			2033	**	1	\$4,500
Air Conditioning								
	Energy Source							
	Electricity	100%			2036	**	1	
	Conversion Equipment							
	Reciprocating Compr/Chiller	90%			2036	**	1	\$5,900
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : 2 Units In Back Yard, 1 Unit On Roof</i>					
			<i>Explanation : 3 Units. R-410a</i>					
	No Component	10%						
	Terminal Devices							
	Air Handler/Dir Expansion	90%			2036	**	1	
	No Component	10%						
	Heat Rejection							
	Air Cooled Condenser Unit	90%			2036	**	2	\$8,800
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$6,300
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600
	Exhaust Fans							
	Interior	100%			2036	**	2	\$400
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	Water Heater							
	Gas Fired	100%			2027	\$9,000	2	\$200
	Sanitary Piping							
	Cast Iron	100%	Now	\$2,200	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Water Backs Up In Basement When It Rains.</i>					
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%			2038	**	1-2	\$800

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : 67TH STREET BRANCH LIBRARY
Address : 328 EAST 67TH ST. @SECOND AVE.
Borough : MANHATTAN **Agency's Number** : S04
Program / Asset # : NPL0S04.000 / 13366 **Yr Built/Renovated** : 1905 / 2005
Area Sq Ft : 16,482 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors LL,1,2,3
Block : 1441 **Lot** : 38 **BIN** : 1044749

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$266,700	
Interior Architecture	\$170,000	
Electrical	\$3,400	
Mechanical	\$140,100	\$37,000
Total	\$580,200	\$37,000
Importance Code A	\$266,700	\$37,000
Importance Code B	\$313,500	
Total	\$580,200	\$37,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,600	\$3,800		\$1,400
Interior Architecture	\$27,400	\$1,500		
Electrical	\$11,400	\$1,900	\$1,500	\$18,700
Mechanical	\$20,900	\$1,400	\$2,500	\$82,600
Site Enclosure	\$5,600			
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,800	\$12,600	\$8,000	\$106,600
Importance Code A	\$16,400	\$4,700	\$800	\$28,600
Importance Code B	\$65,900	\$7,500	\$7,200	\$78,000
Importance Code C	\$7,500	\$400		
Total	\$89,800	\$12,600	\$8,000	\$106,600



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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$81,100	LIFE	**	5	\$8,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Façade</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Façade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South (Rear) Façade Between 1st And 2nd Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South (Rear) Façade</i>								
Masonry: Granite	5%			LIFE	**	5	\$500	
Masonry: Limestone	25%			LIFE	**	5	\$2,700	
Metal Panel	5%			2038	**	5-10	\$5,000	
Slate Panels	2%	Now	\$15,600	LIFE	**	5	\$200	
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills - South Façade</i>								
Window Wall	3%	Now	\$37,700	2058	**	5	\$800	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Trims - North (Street) Façade</i>								
Windows								
Aluminum	80%			2044	**	5	\$3,100	
Wood	20%			2036	**	5	\$7,700	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$700	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Masonry: Limestone	10%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	100%	2-4	\$147,900	2038	**			2
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Within Old Penthouse Apartment And 3rd Floor Main Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$2,700	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Seeping Through Basement Slab At Janitor Room</i>								
Ceramic Tile	3%			2031	**	5	\$700	
Marble Panels	5%	Now	\$18,500	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Entrance</i>								
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	25%			2033	**	3	\$2,300	
Wood	47%	Now	\$79,200	2043	**	5	\$10,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
Wood	5%	Now	\$42,100	2068	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$800	
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$1,400	
Marble Panels	3%			LIFE	**			
Plaster	65%			LIFE	**	5	\$2,900	
Plaster	5%	Now	\$6,300	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Wood	5%			LIFE	**	5	\$3,000	
Ceilings								
Plaster	95%	Now	\$31,900	LIFE	**	5	\$14,600	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Computer Room And 2nd Floor Reading Area</i>								
Plaster	5%	Now	\$16,800	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Old Apartment</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2038	**			
Iron Picket	50%			2048	**			

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Retaining Walls									
Masonry: Brick	50%	0-2	\$4,300	2038		**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Rear Yard</i>									
Masonry: Fieldstone	50%	Now	\$1,300	2038		**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Front Areaway</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance And Areaway</i>									
<i>Explanation : Component Actually Granite Panels</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041		**			
On-Site Walkways									
Cast in Place Concrete	40%			2041		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Street Facade</i>									
<i>Explanation : Ramp To Main Entrance</i>									
Masonry: Granite	60%	Now	\$1,200	LIFE		**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Main Entry Landing, Ramp And Stairs</i>									
Activity Yard									
Cast in Place Concrete	100%	2-4	\$3,700	2033		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Rear Yard</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2048		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2048		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- Vertical Section</i>									
Raceway									
Conduit	50%			2028	\$16,200		1		
Conduit	50%			2048		**	1		
Panelboards									
Fused Disc Sw	2%			2044		**	5		
Molded Case Bkrs	98%			2044		**	5	\$400	

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	70%			2048	**	1		
Thermoplastic	30%			2028	\$8,600	1		
Motor Controllers								
Locally Mounted	80%			2041	**	5	\$100	
Locally Mounted	20%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%	4+	\$9,900	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	82%			2033	**	10	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	12%			2033	**	10	\$1,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Fluorescent	4%			2033	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	2%			2023	\$3,400	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,000	
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	10%			2028	\$6,400	10		
Incandescent	10%			2028	\$5,500	2		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	**	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$10,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	70%	Now	\$500	2023	\$26,400	1	\$5,100	
			<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Connection Between The Gas Pipe And The Unit, Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Roof Top Package Units</i>					
Hot Water Boiler	30%			2026	\$37,000	1	\$2,400	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	30%	Now	\$400	2027	\$7,500	4	\$200	
			<i>Corroded, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : 1 Circulating Pump, Boiler Room</i>					
No Component	70%							
Terminal Devices								
Convactor/Radiator	30%			2026	\$25,700	1	\$1,600	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%	0-2	\$140,100	2038	**	2	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>					
			<i>Location : 4 Units, Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Defective Roof Top Package Units</i>					
Split Unit	10%	Now	\$10,200	2028	\$34,100			
			<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 2 Units, Roof</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2023	\$24,300	1	\$500	
No Component	90%							
Heat Rejection								
Evaporative Condenser	10%			2023	\$4,000	2	\$1,200	
No Component	90%							
Ventilation								

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$7,400	LIFE	**	2-5	\$9,200
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Exhaust Fans								
	Roof	100%			2023	\$26,500	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2026	\$9,800	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$1,700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
	Non-Submersible	100%			2028	\$2,400	4	\$500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement- 3rd Floor</i>								
<i>Explanation : 1 Unit.</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : 96TH STREET BRANCH LIBRARY
Address : 112 EAST 96TH ST. NEAR PARK AVE.
Borough : MANHATTAN **Agency's Number** : N02
Program / Asset # : NPL0N02.000 / 13352 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 13,615 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1524 **Lot** : 64 **BIN** : 1048501

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$139,000	
Interior Architecture		\$54,600
Electrical	\$116,800	\$77,600
Total	\$255,800	\$132,200
Importance Code A	\$139,000	
Importance Code B	\$116,800	\$132,200
Total	\$255,800	\$132,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,100			
Interior Architecture	\$11,000	\$800		\$170,000
Electrical	\$8,900	\$400	\$18,200	\$300
Mechanical	\$1,800	\$2,400	\$4,500	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,700	\$7,500	\$26,600	\$176,700
Importance Code A	\$25,800	\$700	\$700	\$700
Importance Code B	\$20,200	\$6,900	\$25,900	\$176,000
Importance Code C	\$4,800			
Total	\$50,700	\$7,500	\$26,600	\$176,700



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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$66,800	LIFE	**	5	\$21,400	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Rear Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations, Rear Facade</i>								
Masonry: Limestone	35%	0-2	\$72,300	LIFE	**	5	\$8,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Windows								
Aluminum	30%			2035	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Windows</i>								
<i>Explanation : Protective Metal Grilles And Double Set Of Windows</i>								
Wood	70%	0-2	\$13,600	2035	**	5	\$17,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Parapets								
Masonry: Brick	55%	Now	\$10,700	LIFE	**	5	\$600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Rear Parapets</i>								
Masonry: Granite	10%			LIFE	**	5	\$100	
Masonry: Limestone	35%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	90%			2035	**	10	\$8,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2037	**	10	\$1,600	
Sloped Glazing	5%			LIFE	**	5	\$6,500	
Interior								
Floors								
Carpet	60%			2023		3	\$24,800	
Marble Panels	8%			LIFE	**	5	\$1,200	
Terrazzo	2%			LIFE	**	5	\$300	
Vinyl Tile	30%			2027		3	\$2,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls Plaster	100%	4+	\$4,800	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairwell</i>								
Ceilings Plaster	100%			LIFE	**	5	\$12,900	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2027	\$33,500	5	\$100	
Raceway Conduit	100%			2027	\$32,500	1		
Panelboards Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,700	5	\$300	
Wiring Braided Cloth	30%	2-4	\$8,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2027	\$20,100	1		
Motor Controllers Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting Fluorescent	50%			2027	\$70,600	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	45%			2022	\$63,500	10	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2027	\$7,100	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Staircases</i>								

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
96TH STREET BRANCH LIBRARY
Asset # : 13352

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2022	\$9,500	10	\$1,600	
Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting								
HID	100%			2022	\$53,200	10		

Alarm

Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$1,700	

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

Heating

Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$6,700	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2040	**	1	\$4,400	

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2037	**	2	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Units, Refrigerant 410a</i>					

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
Exhaust Fans								
Roof	100%			2037	**	2	\$400	

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Electric	100%			2027	\$11,600	4	\$100	

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2032	**	4	\$400
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2057	**	1-5	\$6,900
	Sprinkler							
	Generic	100%			2057	**	1-2	\$3,800

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : AGUILAR BRANCH LIBRARY
Address : 174 EAST 110TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : A01
Program / Asset # : NPL0A01.000 / 13323 **Yr Built/Renovated** : 1905 / 2007
Area Sq Ft : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1637 **Lot** : 141 **BIN** : 1052167

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$43,700	
Electrical	\$14,600	
Mechanical		\$36,400
Site Enclosure		\$76,200
Total	\$58,200	\$112,700
Importance Code A	\$43,700	
Importance Code B	\$14,600	\$112,700
Total	\$58,200	\$112,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$133,000			\$400
Interior Architecture	\$110,800	\$500	\$500	\$7,200
Electrical	\$4,000	\$1,500	\$1,200	\$14,100
Mechanical	\$4,800	\$2,000	\$4,900	\$12,600
Site Enclosure	\$7,900			
Site Pavements	\$5,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$269,700	\$8,000	\$10,600	\$38,200
Importance Code A	\$133,700	\$700	\$700	\$1,100
Importance Code B	\$118,500	\$7,300	\$9,900	\$37,100
Importance Code C	\$17,500			
Total	\$269,700	\$8,000	\$10,600	\$38,200



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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	12%	0-2	\$21,200	LIFE		**		
			<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Street Facade At Main Entrance</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Front Facade</i>					
			<i>Explanation : Painted Finish Resembles Bronze</i>					
Masonry: Brick	68%	Now	\$43,700	LIFE		**	5	\$7,000
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Facade</i>					
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Rear Facade</i>					
			<i>Loose Units, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : At Wall Penetrations Of Fan Room - 3rd Floor Deck, Rear Facade</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Facade</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Facade</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Facade</i>					
Masonry: Limestone	18%	2-4	\$23,200	LIFE		**	5	\$1,400
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Both Sides Of Front Entrance Steps</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : At Both Sides Of Front Entrance Steps</i>					
Stucco Cement	2%	Now	\$600	2033		**	5	\$300
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Penthouse Apartment</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Chimney</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Chimney</i>					
			<i>Explanation : Stucco Over Brick</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
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	74%	Now	\$24,000	2044	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Metal Clad	8%	0-2	\$16,100	2053	**	5	\$900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade At Third Floor Apartment And Stairwell</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade At Third Floor Apartment And Stairwell</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade At Third Floor Apartment And Stairwell</i>								
Metal Louvers	8%	2-4	\$9,200	2043	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Mechanical Penthouse</i>								
Wood	10%	Now	\$10,900	2053	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$700	
Masonry: Brick	45%			LIFE	**	5	\$900	
Masonry: Brick	30%	Now	\$6,900	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Facade - Upper And Lower Roofs</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade - Upper And Lower Roofs</i>								
Metal Panel	10%			2038	**	5	\$700	
Metal: Cage/Fence	10%	4+	\$400	2041	**	5	\$600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Along Side Walls</i>								
<i>Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings</i>								
Roof								
Modified Bitumen	100%	2-4	\$20,500	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Central Roof - 3rd Floor Level</i>								
Interior								

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2029	\$138,900	3	\$21,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floors</i>								
Carpet	15%	4+	\$41,700	2030	**	3	\$4,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Ceramic Tile	5%			2037	**	5	\$1,100	
Glass Block	2%	Now	\$1,600	2043	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony At Main Reading Room</i>								
Vinyl Tile	15%	2-4	\$2,800	2033	**	3	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	13%	Now	\$28,000	2056	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wood Stair At Back Of Building Up To Custodial Apartment</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Back Of Building Up To Custodial Apartment</i>								
<i>Explanation : Creaking Wood Stair</i>								

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
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$5,500	2037	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staff Bathrooms</i>								
Glass: Single Pane	5%			LIFE	**	5	\$700	
Gypsum Board	60%			LIFE	**	5	\$7,000	
Masonry: Brick	5%	Now	\$800	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Boiler Room In Basement</i>								
Plaster	10%			LIFE	**	5	\$600	
Plaster	5%	Now	\$8,100	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Old Custodial Apartment</i>								
Wood	10%	4+	\$2,800	LIFE	**	5	\$7,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wainscots Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2041	**	5	\$1,100	
Ceramic Tile	2%			LIFE	**	5	\$300	
Gypsum Board	78%			LIFE	**	5	\$20,500	
Masonry: Infill Arch	10%			LIFE	**			
Plaster	5%	Now	\$14,300	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Custodial Apartment</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2038	**			
Iron Picket	40%	2-4	\$300	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Granite Paneled Curb At Entrance Ramp</i>								
<i>Explanation : Joint Erosion</i>								
Retaining Walls								
Masonry: Brick	100%	4+	\$7,600	2028	\$76,200			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard Lot Line Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard Lot Line Wall</i>								

Site Pavements

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033	**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$5,200	2033	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Rear Yard**Tripping Hazard, Extent : Moderate, Area Affected : 15%**Location : Rear Yard*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$1,500	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 600 Amperes Located In The Switchboard*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$33,500	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	20%			2038	**	1		
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Conduit	80%			2028	\$26,000	1		
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Panelboards

Fused Disc Sw	10%			2036	**	5		
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Molded Case Bkrs	30%			2027	\$4,600	5	\$100	
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Molded Case Bkrs	60%			2036	**	5	\$200	
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Wiring

Braided Cloth	10%	2-4	\$2,900	2053	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

Thermoplastic	90%			2038	**	1		
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Motor Controllers

Locally Mounted	10%			2033	**	5		
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Locally Mounted	10%			2026	\$3,100	5		
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Variable Frequency Drive	80%			2045	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	40%			2033	**	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Basement</i>								
Fluorescent	10%			2023	\$14,600	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	40%			2033	**	10	\$5,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor And Basement</i>								
Fluorescent	10%			2033	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Reading Areas</i>								
Egress Lighting								
Emergency, Battery	50%			2028		10	\$1,700	
Exit, Service	50%			2028		1		
Exterior Lighting								
HID	20%			2028	\$11,000	10		
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$1,000	

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2036	**	1	\$4,300	
Convactor/Radiator	50%			2026	\$36,400	1	\$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2036	**	1	\$5,900	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : 1 Unit In Basement, 3 Units In 3rd Floor</i>						
		<i>Explanation : R-410a, 4 Units</i>						
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	90%			2036	**	1		
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	90%			2036	**	2	\$8,800	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
Exhaust Fans								
Interior	90%			2036	**	2	\$400	
Roof	10%			2023	\$2,300	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$8,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$500	4	\$400	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Vacant Apartment Space On 3rd Floor</i>						
Vertical Transport								

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Sprinkler							
	No Component	92%						
	Generic	8%			2038		**	1-2 \$300

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : ALLERTON BRANCH LIBRARY
Address : 2740 BARNES AVE. NEAR ALLERTON AVE.
Borough : BRONX **Agency's Number** : A02
Program / Asset # : NPL0A02.000 / 13324 **Yr Built/Renovated** : 1959 / 2007
Area Sq Ft : 12,410 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4513 **Lot** : 16 **BIN** : 2053752

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,058,700	\$50,200
Interior Architecture		\$46,700
Mechanical		\$203,300
Total	\$1,058,700	\$300,100
Importance Code A	\$1,058,700	\$50,200
Importance Code B		\$249,900
Total	\$1,058,700	\$300,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$900			
Interior Architecture	\$27,600		\$18,600	\$700
Electrical	\$12,700	\$1,100	\$6,900	\$1,300
Mechanical	\$1,000	\$2,000	\$2,000	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,100	\$7,100	\$31,400	\$8,000
Importance Code A	\$1,500	\$600	\$800	\$600
Importance Code B	\$35,600	\$6,500	\$30,700	\$7,400
Importance Code C	\$9,000			
Total	\$46,100	\$7,100	\$31,400	\$8,000



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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$77,100	LIFE	**	5	\$13,200	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement - Electrical Room, Boiler Room And IT Room</i>								
Masonry: Brick	95%	Now	\$313,600	LIFE	**	5	\$50,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 2nd Floor Window Lintels</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along 2nd Floor Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Windows</i>								
Windows								
Aluminum	90%	2-4	\$359,200	2052	**	5	\$4,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$49,800	2052	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Side</i>								

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$900	LIFE	**	5	\$2,600	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Masonry: Brick Cavity	90%	Now	\$72,900	LIFE	**	5	\$3,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$186,200	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Entry Canopy</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Facades</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	60%			2028	\$168,100	3	\$19,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	25%	Now	\$9,300	2027	\$46,700	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Vinyl Tile 9" X 9"	5%			2022	\$12,100	3	\$400	

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

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

Interior

Interior Walls

Glazed Ceramic Panel	5%			LIFE	**			
Plaster	95%	Now	\$9,000	LIFE	**	5	\$6,500	

Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : Basement Offices

Ceilings

AcousTileConcealSpLn	70%			2040	**	5	\$18,500	
AcousTileConcealSpLn	15%			2044	**	5	\$4,000	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Basement

Plaster	15%			LIFE	**	5	\$2,000	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
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Raceway

Conduit	90%			2027	\$29,200	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	25%			2026	\$3,900	5	\$100	
Molded Case Bkrs	70%			2043	**	5	\$200	

Wiring

Braided Cloth	40%	2-4	\$11,500	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2027	\$11,500	1		
Thermoplastic	20%			2047	**	1		

Motor Controllers

Locally Mounted	70%			2025	\$21,900	5	\$100	
Locally Mounted	30%			2040	**	5		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Stand-by Power

Transfer Switches

Automatic	100%			2044	**	1	\$3,800	
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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Natural Gas	100%			2040	**	1	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 80 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2022	\$3,200	1		
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2022	\$600	1		
Exterior Lighting								
HID	100%			2035	**	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2037	**	1		
Natural Gas	95%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Replaced Due To Flooding In Boiler Room And Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$600	

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2040	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2025	\$135,000	2	\$200	
Exterior Pkg Unit - Cooling	70%			2027	\$68,200	2	\$500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Dry Cooler	30%			2027	\$19,600	2	\$2,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
Exhaust Fans								
Interior	50%			2027	\$21,400	2	\$200	
Roof	50%			2027	\$10,000	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$7,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Compressed Air	100%			2037	**	4	\$200	
Backflow Preventer								
No Component	90%							
Generic	10%			2032	**	1	\$100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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

NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : ANDREW HEISKELL BRAILLE AND 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 : 01-Nov-2017 Landmark Status : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5
Block : 821 Lot : 7501 BIN : 1076145

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$166,100	\$86,400
Electrical		\$198,800
Mechanical		\$1,997,200
Total	\$166,100	\$2,282,400
Importance Code B	\$79,300	\$2,235,000
Importance Code C	\$86,900	\$47,400
Total	\$166,100	\$2,282,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$468,800		\$22,500	\$16,700
Electrical	\$27,700	\$1,400	\$2,000	\$1,300
Mechanical	\$85,400	\$9,600	\$29,100	\$8,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$593,800	\$22,900	\$65,500	\$38,300
Importance Code A	\$17,200	\$2,500	\$2,500	\$2,500
Importance Code B	\$565,800	\$20,400	\$63,000	\$35,800
Importance Code C	\$10,800			
Total	\$593,800	\$22,900	\$65,500	\$38,300



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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY

Asset # : 4225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	1%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Back Of Building (Southside)</i>								
<i>Explanation : Second Floor Balcony</i>								
No Component	99%							
Interior								
Floors								
Carpet	44%	0-2	\$442,600	2031	**	3	\$50,200	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Carpet	11%			2028	\$110,600	3	\$12,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Offices</i>								
Cast in Place Concrete	15%	Now	\$36,900	LIFE	**	5	\$25,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	1%			2034	**	3	\$300	
Wood	24%			2032	**	5	\$34,200	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$13,900	
Gypsum Board	68%			LIFE	**	5-10	\$134,200	
Marble Panels	2%			LIFE	**	10	\$900	
Plaster	15%	Now	\$2,900	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement, Utility Rooms</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
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY**

Asset # : 4225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	3%			2042	**	5	\$2,300	
Exposed Concrete	15%			LIFE	**	5-10	\$14,300	
			<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Plaster	82%	Now	\$42,400	LIFE	**	5	\$39,000	
			<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 5th Floor</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 5th Floor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Metal Suspended Ceiling</i>					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
Raceway								
Conduit	50%			2039	**	1		
Conduit	50%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	70%			2037	**	5	\$900	
Molded Case Bkrs	20%			2037	**	5	\$300	
Wiring								
Thermoplastic	50%			2049	**	1		
Thermoplastic	50%			2039	**	1		
Motor Controllers								
Locally Mounted	60%			2034	**	5	\$200	
Locally Mounted	40%			2046	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4225

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2034	**	10	\$35,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2037	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%	0-2	\$26,400	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Storage Closets.</i>								
Egress Lighting								
Exit, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$1,700	
Exterior Lighting								
HID	100%			2029	\$198,800	10	\$200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2034	**	1	\$13,300	
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	80%			2034	**	1	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 5 Small Units</i>								
Hot Water Boiler	20%	Now	\$15,200	2034	**	1	\$4,500	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 5 Not Operating</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$3,800	
Terminal Devices								
Air Handler	50%			2029	\$346,700	1	\$15,700	
Convactor/Radiator	45%			2034	**	1	\$7,400	
Fan Coil Unit/Heat	5%			2029	\$36,900	1	\$800	

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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NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	78%	Now	\$28,800	2027	\$1,438,100	2	\$1,900
		<i>Damaged, Extent : Severe, Area Affected : 1%</i>						
		<i>Location : Controls Not Working</i>						
	Interior Pkg Unit - Cooling Split Unit	20%			2030	**	2	\$600
		2%			2029	\$21,100		
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$82,700
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,900
Exhaust Fans								
	Interior	100%			2029	\$175,400	2	\$1,600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Not Accessible	100%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%	Now	\$1,700	2024	\$1,700	4	\$1,100
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
	Generic	100%			2034	**	1	\$3,100
Fixtures								
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
	Geared Traction	60%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 1st To 5th Floor</i>						
		<i>Explanation : 1 Unit</i>						
	Hydraulic	40%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Cellar To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$25,600

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression Sprinkler								
Generic	100%			2039	* *	1-2	\$14,200	
Fire Pump								
Not Accessible	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,pen
Block : 3073 **Lot** : 20 **BIN** : 2012129

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$139,300	\$35,400
Interior Architecture	\$189,700	\$86,600
Electrical		\$37,500
Mechanical	\$577,600	
Total	\$906,700	\$159,600
Importance Code A	\$139,300	\$35,400
Importance Code B	\$577,600	\$124,200
Importance Code C	\$189,700	
Total	\$906,700	\$159,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,100		\$1,300	
Interior Architecture	\$24,300	\$5,800	\$24,600	\$3,700
Electrical	\$12,100	\$1,900	\$24,200	\$2,100
Mechanical	\$6,100	\$3,100	\$7,800	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,500	\$14,700	\$61,900	\$13,300
Importance Code A	\$36,100	\$1,100	\$2,600	\$1,100
Importance Code B	\$21,100	\$10,700	\$59,200	\$12,300
Importance Code C	\$24,300	\$2,900		
Total	\$81,500	\$14,700	\$61,900	\$13,300



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

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

Asset # : 4219

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,100	
Metal Panel	10%	0-2	\$6,600	2037	**	5	\$8,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
Granite Panels	75%			LIFE	**	5	\$24,800	
Windows								
Metal Louvers	10%			2036	**	10	\$400	
No Component	90%							
Parapets								
Concrete Masonry Unit	85%	0-2	\$26,400	LIFE	**	5	\$5,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal: Cage/Fence	5%			2032	**	5-10	\$2,200	
Pre-Cast Concrete	10%	0-2	\$2,100	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Coping</i>								
Roof								
Single Ply Membrane	80%	Now	\$139,300	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Parapet Walls</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor Next To Elevator</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Next To Elevator And At Skylights</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	20%			2047	**	10	\$35,400	
Interior								
Floors								
Carpet	75%			2028	\$650,200	3	\$73,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$3,300	
Panel/Paver: Cer/Brk	5%			2043	**	5	\$7,400	
Vinyl Tile	15%			2027	\$86,600	3	\$3,700	

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

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

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

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

Asset # : 4219

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

Interior

Interior Walls

Ceramic Tile	5%			2036	**	5	\$5,900	
Concrete Masonry Unit	70%	0-2	\$189,700	LIFE	**	5	\$33,000	

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

Location : Stairwells

Folding Partition	5%	Now	\$24,300	2035	**	5	\$7,400	
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Unit Inoperable, Extent : Light, Area Affected : 5%

Location : 2nd Floor, Adjacent To Elevator Lobby

Gypsum Board	15%			LIFE	**	5	\$10,600	
Metal Panel	5%			LIFE	**			

Ceilings

AcousTileConcealSpLn	20%			2044	**	5	\$16,200	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Exposed Concrete	80%			LIFE	**	5	\$8,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2027	\$2,600	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room / 3rd Floor

Explanation : Main Service Disconnect Switch Rated At 1000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$33,500	5	\$600	
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Raceway

Conduit	90%			2027	\$29,200	1		
Conduit	10%			2037	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$2,300	5		
Molded Case Bkrs	60%			2026	\$13,900	5	\$300	
Molded Case Bkrs	30%			2035	**	5	\$200	

Wiring

Thermoplastic	50%			2037	**	1		
Thermoplastic	50%			2027	\$14,400	1		

Motor Controllers

Locally Mounted	80%			2025	\$37,500	5	\$100	
Locally Mounted	20%			2032	**	5		

Ground

Grounding Devices

Generic	100%	2-4	\$9,900	LIFE	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2032	**	10	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	30%			2032	**	10	\$1,500	
Emergency, Battery	20%			2035	**	10	\$1,000	
Exit, LED	20%			2062	**	1		
Exit, Service	30%			2022	\$900	1		
Exterior Lighting								
HID	20%			2027	\$16,600	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$13,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,000	
Terminal Devices								
Air Handler	60%			2022	\$174,000	1	\$7,900	
Convactor/Radiator	40%			2032	**	1	\$2,800	

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
BELMONT/ENRICO FERMI BRANCH LIBRARY

Asset # : 4219

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2022	\$148,800	1	\$8,400
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 85%</i>				
				<i>Location : 3rd Floor Mechanical Room</i>				
	Split Unit	15%			2032	**		
				<i>Other Observation, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 1 Unit. R-410a.</i>				
Terminal Devices								
	Air Handler/Dir Expansion	85%			2022	\$196,100	1	
	Fan Coil - 2 Pipe	15%			2032	**	1	\$1,000
Heat Rejection								
	Air Cooled Condenser Unit	100%			2032	**	2	\$14,800
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,900
Exhaust Fans								
	Interior	80%			2022	\$58,700	2	\$500
	Roof	20%			2032	**	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2025	\$12,600	2	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 3rd 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 : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 28-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$359,700	
Interior Architecture	\$71,700	
Electrical	\$130,600	
Mechanical		\$425,600
Total	\$561,900	\$425,600
Importance Code A	\$359,700	
Importance Code B	\$202,200	\$425,600
Total	\$561,900	\$425,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,600			
Interior Architecture	\$22,100		\$6,700	\$7,900
Electrical	\$1,100	\$1,200	\$24,600	\$1,100
Mechanical	\$2,800	\$3,700	\$11,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,500	\$8,800	\$46,400	\$16,100
Importance Code A	\$3,600	\$2,100	\$2,400	\$2,100
Importance Code B	\$27,400	\$6,700	\$44,100	\$14,000
Importance Code C	\$400			
Total	\$31,500	\$8,800	\$46,400	\$16,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$6,400	
Masonry: Brick	95%			LIFE	**	5	\$26,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades Repointed</i>								
<hr/>								
Windows								
Aluminum	100%			2049	**	5	\$5,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets Repointed</i>								
<hr/>								
Pre-Cast Concrete	10%			LIFE	**	5	\$1,900	
<hr/>								
Roof								
Copper/Terne	5%	Now	\$1,600	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Emergency Stairs</i>								
<hr/>								
Modified Bitumen	95%	Now	\$59,900	2022	\$299,700			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Adjacent To Bulkhead And Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Corridor, Above Multi-purposed Room, At Egress Stair</i>								
<hr/>								
Interior								
Floors								
Carpet	40%			2026	\$166,100	3	\$25,100	
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2030	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Slated For Upgrade In 2017</i>								
<hr/>								
Terrazzo	10%			LIFE	**	5	\$2,500	
Vinyl Tile	20%			2035	**	3	\$3,100	
Vinyl Tile 9" X 9"	20%	Now	\$7,200	2022	\$71,700	3	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridors</i>								
<hr/>								

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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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Slated For Upgrade In 2017</i>								
Gypsum Board	35%			LIFE	**	5	\$3,600	
Plaster	45%			LIFE	**	5	\$2,300	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2032	**	5	\$11,800	
AcousTileSusp.Lay-In	5%			2032	**	5	\$1,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Multipurpose Room</i>								
AcousTileSusp.Lay-In	15%			2040	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Children Reading Room</i>								
<i>Explanation : Wire Suspended</i>								
Exposed Concrete	35%			LIFE	**	5	\$1,700	
Plaster	10%	Now	\$4,300	LIFE	**	5	\$2,000	
<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	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Outside</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	30%			2037	**	1		
Conduit	70%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	55%			2026	\$12,800	5	\$300	
Molded Case Bkrs	40%			2052	**	5	\$200	
Wiring								
Thermoplastic	40%			2057	**	1		
Thermoplastic	60%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$6,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2035	**	10	\$1,900	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	60%			2022	\$130,600	10	\$11,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Fluorescent	30%			2035	**	10	\$5,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Reading Area</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	20%			2037	**	10	\$1,000	
Emergency, Battery	30%			2022	\$8,800	10	\$1,500	
Exit, Service	40%			2022	\$1,200	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$2,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2047	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Heat Supplied From Adjoining Health Building</i>						

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
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2032	**	1	\$20,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Boiler Located In Adjacent Health Building</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$1,600	
Terminal Devices Convactor/Radiator	100%			2025	\$109,000	1	\$6,800	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2027	\$164,800	2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$27,300	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
Exhaust Fans Roof	100%			2027	\$33,800	2	\$600	
Plumbing								
H/C Water Piping Brass/Copper	100%			2027	\$151,700	1		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 02-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5m
Block : 3154 **Lot** : 83 **BIN** : 2827656

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$36,800	\$40,400
Interior Architecture	\$68,500	\$113,100
Electrical	\$68,300	
Mechanical		\$63,600
Total	\$173,600	\$217,200
Importance Code A	\$36,800	\$40,400
Importance Code B	\$136,800	\$100,200
Importance Code C		\$76,500
Total	\$173,600	\$217,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,800	\$1,600		
Interior Architecture	\$47,400	\$4,200		\$16,700
Electrical	\$11,300	\$15,000	\$14,200	\$11,700
Mechanical	\$24,700	\$35,900	\$27,000	\$35,300
Site Pavements	\$21,700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$142,600	\$74,400	\$59,000	\$81,500
Importance Code A	\$23,400	\$5,200	\$3,700	\$3,800
Importance Code B	\$119,100	\$67,800	\$55,300	\$77,600
Importance Code C		\$1,400		
Total	\$142,600	\$74,400	\$59,000	\$81,500



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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
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	38%			LIFE	**	5	\$20,500	
Concrete Masonry Unit	5%	Now	\$36,800	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Base And 2nd Story Adjacent To Generator</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade At Base And 2nd Story Adjacent To Generator</i>								
Glass Block	5%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade At Stairs</i>								
<i>Explanation : Component Actually Insulated Fritted Glass Panels</i>								
Metal/Glass Curt Wall	25%			LIFE	**	5	\$40,400	
Metal Panel	5%			2054	**	5-10	\$29,700	
Metal Sect. OHD	2%			2045	**	5	\$5,400	
Granite Panels	20%			LIFE	**	5	\$12,900	
Windows								
Aluminum	95%			2044	**	5	\$4,800	
Metal Louvers	5%			2041	**	10	\$1,600	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,300	
Metal/Glass Curt Wall	10%			2054	**	5	\$3,100	
Metal Panel	5%			2054	**	5	\$1,600	
Metal Rail	5%			2045	**	5-10	\$7,200	
Metal: Cage/Fence	10%			2045	**	5-10	\$6,200	
Granite Panels	10%			LIFE	**	5	\$900	
Stucco Cement	35%			2045	**	5	\$7,200	
Roof								
Metal Panel	50%			2045	**	10	\$34,800	
Modified Bitumen	30%	4+	\$8,000	2036	**			
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lowere Roof Where Generator Is Located</i>								
Plaza Roof: Stone Panels	10%			2048	**			
Skylight, Metal/Glass	10%			2054	**	10	\$12,700	
Soffits								
Metal Panel	100%			2054	**	5-10	\$39,700	
Interior								
Floors								
Carpet	30%			2029	\$442,100	3	\$66,900	
Cast in Place Concrete	15%			LIFE	**	5	\$36,600	
Ceramic Tile	5%			2041	**	5	\$5,600	
Sheet Vinyl/Rubber	40%	4+	\$68,500	2033	**	5	\$33,400	
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Office Corridors</i>								
Terrazzo	10%			LIFE	**	5	\$8,700	

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

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

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

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

Asset # : 13852

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

Interior

Interior Walls

Ceramic Tile	3%			2041	**	5	\$2,800	
Glass: Single Pane	5%			LIFE	**	5	\$3,500	
Gypsum Board	70%			LIFE	**	5	\$39,200	
Metal Panel	10%			LIFE	**			
Granite Panels	2%			LIFE	**			
Wood	10%			LIFE	**	5	\$37,300	

Ceilings

AcousTileSusp.Lay-In	55%			2045	**	5	\$61,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$27,900	
Plywood/Hardboard	20%			2054	**	1		

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$21,700	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Adjacent To Main Entrance</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								

Transformers

Dry Type	100%			2041	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kva, 208/120v</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 6- Vertical Sections</i>								

Raceway

Conduit	100%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2044	**	5	\$200	
Molded Case Bkrs	90%			2044	**	5	\$1,800	

Wiring

Thermoplastic	100%			2048	**	1		
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**NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$100	
Variable Frequency Drive	90%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$22,900	
Generators								
Diesel	100%			2037	**	1	\$28,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 569 Kva</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,800	
Fuel Storage								
Main Tank	100%			2056	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2033	**	10	\$47,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2033	**	10	\$20,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service Exit, LED	50%			2033	**	1		
	50%			2056	**	1		
Exterior Lighting								
HID	20%			2033	**	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$2,200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$19,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Basement And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Asset # : 13852

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2033

**

1-3

\$45,900

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

2048

**

1

Conversion Equipment

Hot Water Boiler

100%

2033

**

1

\$36,800

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

Location : Basement Boiler Room

Explanation : 9 Small Units

Distribution

Hot Wtr Piping/Pump

100%

2044

**

4

\$5,500

Terminal Devices

Air Handler

70%

2033

**

1

\$32,200

Convactor/Radiator

30%

2041

**

1

\$7,200

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Conversion Equipment

Reciprocating
Compr/Chiller

100%

2033

**

1

\$34,500

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

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

Location : Roof

Explanation : 2 Multistacks Sets

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2048

**

4

\$5,500

Terminal Devices

Air Handler/Cool/Ht

100%

2033

**

1

\$46,100

Heat Rejection

Air Cooled Condenser
Unit

100%

2033

**

2

\$51,900

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$41,500

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

Asset # : 13852

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2033	**	2	\$2,100	
Roof	10%			2033	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Electric	100%			2026	\$63,600	4	\$400	
		<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		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$2,400	4	\$2,400	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$4,400	
Backflow Preventer								
Generic	100%			2033	**	1	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) Cellar To 5th Floor, (1) Cellar To 4th Floor</i>						
		<i>Explanation : 3 Units, 2 Public, 1 Staff</i>						
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2048	**	1-5	\$18,800	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Emergency Stairways</i>						
		<i>Explanation : Emergency Stairways Only</i>						
Sprinkler								
Generic	100%			2048	**	1-2	\$20,900	
Fire Pump								
Generic	100%			2037	**	1	\$13,900	

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Address : 42 ST AND 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 : 23-Mar-2016 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$661,200	\$1,132,600
Interior Architecture	\$959,000	\$2,921,500
Electrical	\$2,956,800	\$5,065,600
Mechanical	\$1,774,500	\$16,824,600
Total	\$6,351,500	\$25,944,200
Importance Code A	\$1,448,300	\$1,189,400
Importance Code B	\$4,903,200	\$24,086,400
Importance Code C		\$668,400
Total	\$6,351,500	\$25,944,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,000		\$11,200	
Interior Architecture	\$104,900	\$30,700	\$61,900	\$45,500
Electrical	\$90,500	\$58,200	\$94,800	\$52,500
Mechanical	\$276,800	\$220,400	\$360,500	\$173,700
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$518,900	\$333,000	\$552,100	\$295,300
Importance Code A	\$48,600	\$28,200	\$38,100	\$25,600
Importance Code B	\$441,100	\$304,800	\$514,000	\$269,700
Importance Code C	\$29,200			
Total	\$518,900	\$333,000	\$552,100	\$295,300



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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Marble	98%			LIFE	**	5	\$218,600	
Window Wall	2%			2047	**	5	\$22,300	
Windows								
Bronze/Brass	100%			2035	**	5	\$492,800	
Parapets								
Masonry: Marble	95%			LIFE	**	5	\$84,500	
Metal Rail	5%			2032	**	5-10	\$63,800	
Roof								
Copper/Terne	60%			2042	**	10	\$376,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Sealed With A Rubbery Compound</i>								
IRMA/Protected Membrane	5%			2027	\$112,700	10	\$12,500	
Metal Panel	5%			2040	**	10	\$23,000	
Modified Bitumen	15%			2035	**	10	\$37,600	
Single Ply Membrane	5%			2027	\$223,800	10	\$12,500	
Skylight, Metal/Glass	5%			2037	**	10	\$41,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bartos Room</i>								
Sloped Glazing	5%			LIFE	**	5	\$167,100	
Interior								
Floors								
Carpet	10%			2026	\$1,309,200	3	\$181,800	
Cast in Place Concrete	5%			LIFE	**	5	\$99,400	
Ceramic Tile	3%			2036	**	5	\$27,300	
Cork Tile	7%			2037	**	5	\$55,700	
Marble Panels	45%	Now	\$836,000	LIFE	**	5	\$306,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Quarry Tile	5%			2032	**	5	\$68,200	
Vinyl Tile	15%			2027	\$1,308,100	3	\$51,100	
Wood	10%			2042	**	5	\$170,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Reading Room</i>								

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$58,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,400	
Glass: Single Pane	5%			LIFE	**	5	\$43,800	
Gypsum Board	5%			LIFE	**	5	\$35,000	
Metal Panel	5%			LIFE	**			
Marble Panels	30%			LIFE	**			
Plaster	25%			LIFE	**	5	\$87,600	
Plaster	10%			LIFE	**	5	\$35,000	
Wood	10%			LIFE	**	5	\$467,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Reading Room</i>								
<i>Explanation : Repairs In Progress</i>								
Ceilings								
AcousTileConcealSpLn	5%			2032	**	5	\$75,600	
AcousTileSusp.Lay-In	5%			2040	**	5	\$60,500	
Exposed Concrete	12%			LIFE	**	5	\$22,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Area Under Bryant Park</i>								
<i>Explanation : Stack / Archive Storage</i>								
Exposed Struc: Steel	8%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Below Main Reading Room</i>								
<i>Explanation : Book Stacks</i>								
Masonry: Infill Arch	5%			LIFE	**			
Masonry: Marble	15%			LIFE	**	1		
Metal Panel	5%			LIFE	**	5	\$75,600	
Plaster	33%			LIFE	**	5	\$249,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 35%</i>								
<i>Location : Main Reading Room</i>								
Plaster	12%			LIFE	**	5	\$90,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	3	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2047	**	3	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 750 Kilo-volt-ampere, 208 Pri 10kv - 480/277 Sec</i>								

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Feeders								
Cable	100%			2052	**	1		
Raceway								
Conduit	100%			2057	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2057	**	5	\$1,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2500 Ampere, One 2000 Ampere And Two 1200 Ampere Main Disconnect Switches</i>						
Fused Disc Sw	40%			2027	\$56,900	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Ampere And Two 1200 Ampere Main Disconnect Switches</i>						
Transformers								
Dry Type	100%			2025	\$17,800	5	\$2,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 225 Kva, 112 Kva, 93 Kva, 75 Kva 480/277 Pri - 208/120 Sec</i>						
Switchgear / Switchboard								
Fused Disc Sw	60%			2057	**	5	\$1,700	
Fused Disc Sw	40%			2027	\$176,400	5	\$1,100	
Raceway								
Conduit	60%			2027	\$304,800	1		
Conduit	40%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$15,200	5	\$700	
Fused Disc Sw	10%			2052	**	5	\$1,500	
Molded Case Bkrs	30%			2052	**	5	\$5,100	
Molded Case Bkrs	55%			2026	\$166,900	5	\$9,400	
Wiring								
Braided Cloth	20%	2-4	\$101,900	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Sections</i>						
Thermoplastic	50%			2027	\$254,800	1		
Thermoplastic	30%			2057	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$136,300	5	\$400	
Motor Control Center	60%			2025	\$201,400	5	\$10,600	
Motor Control Center	20%			2047	**	5	\$3,500	
Variable Frequency Drive	10%			2047	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$4,800	
Generic	50%			LIFE	**	5	\$4,800	

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$199,000	
Generators								
Diesel	100%			2030	**	1	\$250,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 500 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,700	5	\$144,100	
Fuel Storage								
Day Tank								
	50%			2035	**	5	\$60,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 30 Gallon</i>								
Main Tank								
	50%			2042	**	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 600 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	50%			2032	**	10	\$296,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	10%			2032	**	10	\$59,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Area And Auditorium</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent								
	25%			2027	\$1,826,000	10	\$148,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent								
	5%			2032	**	10	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent								
	10%			2027	\$730,400	2	\$1,400	
Egress Lighting								
Emergency, Service								
	30%			2032	**	1		
Emergency, Battery								
	20%			2032	**	10	\$31,200	
Exit, LED								
	30%			2055	**	1		
Exit, Service								
	20%			2027	\$20,800	1		

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

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

Lighting

Exterior Lighting
Fluorescent

100%		2022	\$2,338,200	10	\$59,200
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside Light Poles
Explanation : Compact Fluorescent Lamps

Alarm

Security System

No Component
Generic

90%					
10%		2027	\$220,700	1	\$24,200

Fire/Smoke Detection

No Component
Generic, Analog

90%					
10%		2027	\$755,500	1-3	\$39,900

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

Heating

Energy Source

Utility Steam
Electricity

90%		2037	**	1	
10%		2037	**	1	

Conversion Equipment

Heat Exchanger, Plate &
Frame
Pres. Reducing
Valve/LP Steam
No Component

80%		2023	\$787,100	1	\$255,800
10%		2036	**	5	\$3,800
10%					

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp

50%		2035	**	4	\$15,900
50%		2037	**	4	\$23,900

Terminal Devices

Air Handler
Convactor/Radiator
Fan Coil Unit/Heat
Unit Heater - Steam

45%		2027	\$3,891,000	1	\$180,000
40%		2032	**	1	\$83,500
10%		2027	\$920,900	1	\$20,900
5%		2035	**	4	\$3,000

Air Conditioning

Energy Source

Electricity

100%		2035	**	1	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2030	**	1	\$244,900	
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Explanation : R123 Refrigerant</i>								
Centrifugal, Elec Chiller	35%			2042	**	1	\$244,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Engine Room</i>								
Reciprocating Compr/Chiller	20%			2027	\$1,159,800	1	\$60,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2037	**	4	\$43,000	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2027	\$6,206,800	1	\$359,900	
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2028	\$2,100,200	2	\$585,700	
No Component	10%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$360,600	
Exhaust Fans								
Interior	90%			2027	\$2,187,700	2	\$17,800	
Roof	10%			2027	\$113,400	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2022	\$601,900	4	\$3,800	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$95,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$104,200	4	\$13,700	
Sewage Ejector(s)								
Electric	100%			2022	\$196,800	4	\$25,700	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	50%						
	Generic	50%			2032	**	1	\$19,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : (3) Ground, 1st To 3rd Floor, (1) 1st To 3rd Floor, (1) Freight - 1st To 3rd Floor</i>					
			<i>Explanation : 5 Units</i>					
	Hydraulic	20%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement To Attic</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$326,100
Sprinkler								
	No Component	95%						
	Generic	5%			2047	**	1-2	\$9,100

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : CHATHAM SQUARE BRANCH LIBRARY
Address : 33 EAST BROADWAY @CATHERINE ST.
Borough : MANHATTAN **Agency's Number** : C01
Program / Asset # : NPL0C01.000 / 13325 **Yr Built/Renovated** : 1903 / 2001
Area Sq Ft : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 280 **Lot** : 44 **BIN** : 1003425

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$64,600
Electrical		\$145,600
Mechanical		\$212,500
Total		\$422,600
Importance Code A		\$42,000
Importance Code B		\$380,600
Total		\$422,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,900	\$1,300		\$11,700
Interior Architecture	\$15,900	\$3,000		\$2,100
Electrical	\$1,200	\$1,600	\$1,200	\$1,400
Mechanical	\$1,400	\$900	\$2,300	\$1,000
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,800	\$10,700	\$7,400	\$20,100
Importance Code A	\$5,600	\$2,000	\$700	\$12,400
Importance Code B	\$22,300	\$7,800	\$6,700	\$7,700
Importance Code C		\$900		
Total	\$27,800	\$10,700	\$7,400	\$20,100



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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	52%			LIFE	**	5	\$9,400		
Masonry: Granite	5%			LIFE	**	5	\$700		
Masonry: Limestone	35%			LIFE	**	5	\$4,700		
Slate Panels	3%			LIFE	**	5	\$400		
Stucco Cement	5%			2033	**	5	\$2,300		
Windows									
Aluminum	70%			2036	**	5	\$1,400		
Aluminum	25%			2044	**	5	\$500		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Rear Facade</i>									
<i>Explanation : Protective Metal Grilles</i>									
Metal Louvers	5%			2031	**	10	\$600		
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,000		
Concrete Masonry Unit	10%			LIFE	**	5	\$300		
Masonry: Brick	50%			LIFE	**	5	\$1,300		
Masonry: Limestone	23%	4+	\$4,900	LIFE	**	5	\$800		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Street Facade</i>									
Metal Panel	3%			2048	**	5	\$300		
Metal Rail	5%			2033	**	5-10	\$2,400		
Metal Security Bars	2%			2056	**				
Metal: Cage/Fence	2%			2033	**	5-10	\$400		
Roof									
Modified Bitumen	100%			2033	**	10	\$8,800		
Interior									
Floors									
Carpet	5%	4+	\$700	2027	\$13,900	3	\$1,600		
<i>Wrinkling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Childrens Reading Area - 3rd Floor</i>									
Ceramic Tile	5%			2041	**	5	\$1,100		
Marble Panels	2%			LIFE	**	5	\$300		
Sheet Vinyl/Rubber	10%			2028	\$64,600	5	\$3,200		
Vinyl Tile	58%			2033	**	3	\$4,600		
Wood	20%	4+	\$14,400	2056	**	5	\$3,900		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout 3rd Floor Public Spaces</i>									
Interior Walls									
Ceramic Tile	5%			2031	**	5	\$1,800		
Glass: Single Pane	5%			LIFE	**	5	\$1,400		
Marble Panels	2%			LIFE	**				
Plaster	83%			LIFE	**	5	\$9,100		
Wood	5%			LIFE	**	5	\$7,300		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$900	2033	**	5	\$500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, Staff Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, Staff Areas</i>								
Plaster	95%			LIFE	**	5	\$12,500	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$600	2033	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Proximate To Main Entrance</i>								
Activity Yard								
Cast in Place Concrete	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5		
Molded Case Bkrs	90%			2036	**	5	\$300	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2028	\$116,500	10	\$10,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2028	\$29,100	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$9,800	10	\$1,700	
Exit, LED	50%			2043	**	1		
Exterior Lighting								
HID	10%			2028	\$5,500	10		
No Component	90%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	60%			2028	\$19,200	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Roof Top Package Units</i>								
Hot Water Boiler	40%			2026	\$42,000	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Old Set Units (3 Boilers)</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2036	**	4	\$400	
No Component	60%							

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	40%			2033	**	1	\$1,800	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2028	\$170,500	2	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Roof Top Package Units. R-22</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
Exhaust Fans								
Roof	100%			2028	\$22,600	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2027	\$12,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2054	**	1-2	\$800	

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : CLASON'S POINT BRANCH LIBRARY
Address : 1215 MORRISON AVE. @WESTCHESTER AVE.
Borough : BRONX **Agency's Number** : C02
Program / Asset # : NPL0C02.000 / 13326 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 9,644 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3777 **Lot** : 62 **BIN** : 2025381

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$211,500	\$352,500
Electrical		\$151,200
Mechanical	\$62,900	
Total	\$274,500	\$503,700
Importance Code A	\$211,500	\$352,500
Importance Code B	\$62,900	\$151,200
Total	\$274,500	\$503,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,200			\$10,100
Interior Architecture	\$1,600	\$300		\$1,600
Electrical	\$1,100	\$1,100	\$8,200	\$900
Mechanical	\$48,700	\$1,900	\$8,600	\$2,200
Total	\$63,600	\$3,300	\$16,800	\$14,800
Importance Code A	\$12,700	\$500	\$600	\$10,600
Importance Code B	\$50,900	\$2,700	\$16,200	\$4,200
Importance Code C		\$200		
Total	\$63,600	\$3,300	\$16,800	\$14,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	58%			LIFE	**	5	\$7,800	
Masonry: Brick	2%	4+	\$800	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
Window Wall	40%			2053	**	5	\$20,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	4+	\$2,900	2043	**	5	\$700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Insect Screens Missing Throughout</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	
Metal Panel	75%	Now	\$6,800	2037	**	5	\$800	1
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 75%</i>								
<i>Location : At Aluminum Copings</i>								
Metal: Cage/Fence	15%	2-4	\$1,700	2047	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Roof Fencing</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Roof Fencing</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Roof Fencing</i>								
Roof								
Modified Bitumen	100%	2-4	\$211,500	2027			\$352,500	
<i>Blisters, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,200	
Ceramic Tile	2%			2036	**	5	\$300	
Vinyl Tile	88%			2032	**	3	\$6,400	
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$300	
Concrete Masonry Unit	98%			LIFE	**	5	\$6,000	
Ceilings								
AcousTileSusp.Lay-In	90%			2044	**	5	\$13,000	
Exposed Concrete	10%			LIFE	**	5	\$200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2037	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			

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

NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2040	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2037	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amperes Service*

Switchgear / Switchboard

Molded Case Bkrs	100%			2037	**	5	\$300	
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Raceway

Conduit	70%			2027	\$22,700	1		
Conduit	30%			2037	**	1		

Panelboards

Molded Case Bkrs	100%			2035	**	5	\$300	
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Wiring

Thermoplastic	70%			2047	**	1		
Thermoplastic	30%			2037	**	1		

Motor Controllers

Locally Mounted	70%			2025	\$11,000	5		
Locally Mounted	30%			2040	**	5		

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	80%			2032	**	10	\$7,100	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent	10%			2027	\$10,000	10	\$900	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Incandescent	10%			2027	\$10,000	2		
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Egress Lighting

Emergency, Service	40%			2032	**	1		
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Exit, Service	60%			2032	**	1		
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Exterior Lighting

HID	100%			2027	\$37,700	10		
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Alarm

Security System

Generic	100%			2032	**	1	\$3,600	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2027	\$103,400	1-3	\$5,900	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$4,800	
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
Terminal Devices Air Handler	40%			2032	**	1	\$2,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>								
Convector/Radiator	60%			2040	**	1	\$1,900	

Air Conditioning

Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller Split Unit	90%			2032	**	1	\$4,000	
	10%			2032	**			
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$12,500	
Terminal Devices Air Handler/Cool/Ht	100%	0-2	\$62,900	2032	**	1	\$5,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>								
Heat Rejection Dry Cooler	90%			2032	**	2	\$6,000	
No Component	10%							

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,400	
Exhaust Fans Interior	60%	0-2	\$12,000	2032	**	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i> <i>Location : Basement</i>								
Roof	40%			2027		2	\$100	

Plumbing

H/C Water Piping Galvanized Steel	100%			2040	**	1		
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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.

**NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	100%			2026	\$8,200	4	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Instantaneous Type Heater-No Storage</i>								
Sanitary Piping Cast Iron	100%	4+	\$34,200	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Strong Sewage Smell - Could Be Underground Break In Piping</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2022	\$1,400	4	\$200	
Fixtures Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : COLUMBUS BRANCH LIBRARY
Address : 742 TENTH AVE. @W. 51 STREET
Borough : MANHATTAN **Agency's Number** : C03
Program / Asset # : NPL0C03.000 / 13327 **Yr Built/Renovated** : 1909 / 2013
Area Sq Ft : 11,554 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1060 **Lot** : 63 **BIN** : 1026706

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$271,400	\$16,600
Total	\$271,400	\$16,600
Importance Code A	\$271,400	\$16,600
Total	\$271,400	\$16,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,500		\$100	
Interior Architecture	\$6,200			\$1,800
Electrical	\$200	\$100	\$12,200	\$300
Mechanical	\$1,200	\$1,000	\$2,100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,000	\$5,100	\$18,300	\$7,300
Importance Code A	\$56,100	\$600	\$700	\$600
Importance Code B	\$10,300	\$4,500	\$17,600	\$6,700
Importance Code C	\$600			
Total	\$67,000	\$5,100	\$18,300	\$7,300



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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$72,200	LIFE	**	5	\$11,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,100	
Masonry: Limestone	50%	Now	\$163,400	LIFE	**	5	\$10,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Stucco Cement	5%	Now	\$4,300	2032	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Windows								
Aluminum	68%	Now	\$12,400	2035	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Aluminum	30%			2035	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	2%			2036	**	10	\$500	

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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Parapets								
Masonry: Brick	15%	Now	\$2,200	LIFE	**	5	\$200	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Street Facade (Interior Wall)</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 50 Interior Face Of Parapet - 10th Avenue Façade</i>					
			<i>Explanation : Stucco Finish</i>					
Masonry: Brick	45%	Now	\$33,500	LIFE	**	5	\$600	1
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Interior Face Of Parapet</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Rear Facade</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Corners</i>					
Masonry: Limestone	10%	Now	\$13,500	LIFE	**	5	\$200	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%			2047	**	5	\$200	
Metal: Cage/Fence	25%	Now	\$6,400	2047	**	5	\$1,000	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					

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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	90%	2-4	\$14,900	2032	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$3,300	2027	\$16,600			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Roof Penetration - Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,900	
Ceramic Tile	5%			2040	**	5	\$900	
Marble Panels	5%	4+	\$3,300	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs To Roof</i>								
Slate	5%			LIFE	**	5	\$900	
Vinyl Tile	80%			2035	**	3	\$7,100	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,000	
Gypsum Board	25%			LIFE	**	5	\$3,900	
Plaster	65%			LIFE	**	5	\$5,100	
Ceilings								
AcousTileSusp.Lay-In	20%			2044	**	5	\$3,400	
Exposed Concrete	20%			LIFE	**	5	\$500	
Fiber Board	10%			2032	**			
Gypsum Board	20%			LIFE	**	5	\$4,300	
Plaster	30%			LIFE	**	5	\$3,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	**	5		
Molded Case Bkrs	90%			2043	**	5	\$300	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	88%			2032	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2032	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2032	**	10	\$1,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$1,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	50%			2032	**	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	50%			2047	**	1	\$2,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Boiler In Boiler Room</i>								

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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%		2043	**	4	\$600	
Terminal Devices								
	Convactor/Radiator	100%		2032	**	1	\$3,700	
Air Conditioning								
Energy Source								
	Electricity	100%		2043	**	1		
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%		2032	**	2	\$700	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3 Units</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,400	
Exhaust Fans								
	Roof	100%		2032	**	2	\$400	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2040	**	1		
Water Heater								
	Gas Fired	100%		2027	\$6,800	2	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 29-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3
Block : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$878,200	\$36,900
Interior Architecture		\$106,100
Electrical	\$236,500	\$28,200
Mechanical	\$184,900	\$37,600
Total	\$1,299,700	\$208,700
Importance Code A	\$1,024,800	\$36,900
Importance Code B	\$274,900	\$119,500
Importance Code C		\$52,300
Total	\$1,299,700	\$208,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,900			
Interior Architecture	\$30,200	\$1,800	\$17,300	\$14,300
Electrical	\$600	\$700	\$42,800	\$500
Mechanical	\$2,400	\$5,200	\$5,500	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,000	\$11,700	\$69,500	\$23,900
Importance Code A	\$39,900	\$2,300	\$2,400	\$2,300
Importance Code B	\$35,600	\$9,300	\$67,200	\$21,600
Importance Code C	\$1,600			
Total	\$77,000	\$11,700	\$69,500	\$23,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$8,900	
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Due To Loose And Delaminating Stones - Entry Facade</i>								
Masonry: Brick	65%	Now	\$144,100	LIFE	**	5	\$23,100	
<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>								
Pre-Cast Concrete	3%	Now	\$7,300	LIFE	**	5	\$3,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Details - Street Facade - Above Main Entrance</i>								
Slate Panels	5%	Now	\$96,100	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills - East, West, South Facades</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills - East, West, South Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills - East, West, South Facades</i>								
Wood	2%	Now	\$38,500	2047	**	5	\$1,800	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Trim At Windows - East, West, South Facades</i>								
Windows								
Aluminum	40%	Now	\$17,100	2043	**	5	\$2,000	
<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	\$319,200	2052	**	5	\$36,900	1
<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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
Masonry: Brick	25%	Now	\$13,200	LIFE	**	5	\$1,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of North Parapet</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of North Parapet</i>								
Masonry: Brick	63%	Now	\$50,100	LIFE	**	5	\$2,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Parapets</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</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	\$1,900	LIFE	**	5	\$100	
<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	\$3,300	2067	**			1
<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	\$500	2032	**	5	\$400	
<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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	93%	Now	\$217,100	2037		**		1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Debris Present, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Dunnage</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	\$9,700	2057		**		
<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>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mezzanine Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
Skylight, Metal/Glass	2%			2037		**	10	\$1,100
Interior								
Floors								
Carpet	70%	4+	\$18,800	2026	\$376,800	3	\$42,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	5%			LIFE		**	5	\$4,500
Ceramic Tile	5%			2036		**	5	\$2,000
Terrazzo	5%	0-2	\$9,800	LIFE		**	5	\$1,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	15%			2027	\$53,800	3	\$2,300	
Interior Walls								
Ceramic Tile	3%			2030		**	5	\$3,200
Concrete Masonry Unit	5%			LIFE		**	5	\$2,100
Gypsum Board	82%			LIFE		**	5	\$52,300
Plaster	10%			LIFE		**	5	\$3,200
Ceilings								
AcousTileSusp.Lay-In	85%			2032		**	5	\$34,600
Gypsum Board	10%			LIFE		**	5	\$5,100
Plaster	5%			LIFE		**	5	\$1,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	90%			2027	\$29,200	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,200	5		
Molded Case Bkrs	75%			2026	\$17,400	5	\$500	
Molded Case Bkrs	20%			2026	\$4,600	5	\$100	
Wiring								
Thermoplastic	80%			2027	\$23,000	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	60%			2025	\$28,200	5	\$100	
Locally Mounted	40%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	60%			2022	\$145,200	10	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$16,300	10	\$2,800	
Exit, Service	50%			2022	\$1,700	1		
Exterior Lighting								
HID	100%			2022	\$91,300	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$3,000	

*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
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	Natural Gas	100%			2047	**	1	
Conversion Equipment	Steam Boiler	100%	Now	\$146,500	2047	**	1	\$20,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units - Inadequate Heat Output</i>								
Distribution	Central Plant Steam Piping/Pmp	100%	Now	\$38,300	2037	**	4	\$1,200
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Traps And Condensate Return Lines</i>								
Terminal Devices	Air Handler	40%			2035	**	1	\$5,800
	Convactor/Radiator	60%			2040	**	1	\$4,500
Air Conditioning								
Energy Source	Electricity	100%			2043	**	1	
Conversion Equipment	Exterior Pkg Unit - Cooling	35%			2035	**	2	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant Type 410a</i>								
	No Component	65%						
Terminal Devices	Fan Coil - 2 Pipe	35%			2032	**	1	\$2,600
	No Component	65%						
Heat Rejection	Air Cooled Condenser Unit	35%			2035	**	2	\$5,700
	No Component	65%						
Ventilation								
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000
Exhaust Fans	Roof	100%			2027	\$37,600	2	\$700
Plumbing								
H/C Water Piping	Brass/Copper	20%			2037	**	1	
	Galvanized Steel	80%			2032	**	1	
Water Heater	Gas Fired	100%			2025	\$13,800	2	\$300
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	

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

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

Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Submersible	100%			2020	\$800	4	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, 1st, Mezzanine, 2nd, 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2047	**	1-2	\$1,000	

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : DONGAN HILLS BRANCH LIBRARY
Address : 1617 RICHMOND RD. @ LIBERTY AVE.
Borough : STATEN ISLAND **Agency's Number** : D01
Program / Asset # : NPL0D01.000 / 13328 **Yr Built/Renovated** : 1974 / 1999
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 883 **Lot** : 8 **BIN** : 5022895

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$19,400	
Mechanical		\$245,400
Total	\$19,400	\$245,400
Importance Code B	\$19,400	\$245,400
Total	\$19,400	\$245,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,500		\$1,300	
Interior Architecture	\$6,900	\$500	\$4,600	\$100
Electrical	\$800	\$800	\$20,300	\$900
Mechanical	\$900	\$1,800	\$3,900	\$2,000
Total	\$24,200	\$3,000	\$30,000	\$3,000
Importance Code A	\$15,900	\$400	\$1,800	\$400
Importance Code B	\$8,300	\$2,500	\$28,200	\$2,600
Importance Code C		\$200		
Total	\$24,200	\$3,000	\$30,000	\$3,000



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

NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$11,700	
Panel/Paver: Limestone	20%			LIFE	**	5	\$2,200	
Windows								
Aluminum	100%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Limestone	10%			LIFE	**	5	\$100	
Metal Panel	90%			2047	**	5	\$2,700	
Roof								
Modified Bitumen	100%	4+	\$15,100	2032	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Front Of Building By Entrance</i>								
Interior								
Floors								
Carpet	80%			2028	\$120,500	3	\$13,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2036	**	5	\$600	
Vinyl Tile	10%			2035	**	3	\$600	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$300	
Concrete Masonry Unit	95%			LIFE	**	5	\$2,600	
Ceilings								
AcousTileConcealSpLn	95%			2040	**	5	\$13,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2037	**			
Retaining Walls								
Cast in Place Concrete	100%			2047	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$200	

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

NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 400a Main Service Molded Case Circuit Breaker In The Swithboard.</i>								
<hr/>								
Raceway								
Conduit	75%			2027	\$24,300	1		
Conduit	25%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	25%			2043	**	5	\$100	
Molded Case Bkrs	70%			2026	\$10,800	5	\$100	
<hr/>								
Wiring								
Thermoplastic	95%			2037	**	1		
Thermoplastic	5%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Service Entrance</i>								
<i>Explanation : Rusted Ground Clamps</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	25%			2022	\$19,400	10	\$1,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	75%			2032	**	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<hr/>								
Egress Lighting								
Exit, Service	100%			2027	\$1,100	1		
<hr/>								
Exterior Lighting								
HID	50%			2027	\$14,700	10		
Incandescent	50%			2022	\$12,400	2		
<hr/>								
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,800	
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$4,800	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$400	
Terminal Devices								
Air Handler	50%			2027	\$51,100	1	\$2,300	
Convactor/Radiator	50%			2040	* *	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2028	\$154,700	2	\$500	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$9,800	
Heat Rejection								
Dry Cooler	100%			2027	\$39,600	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	98%			LIFE	* *	2-5	\$4,100	
Ductwork/Diffusers	2%	Now	\$100	LIFE	* *	2-5	\$100	
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : IT Room</i>								
Exhaust Fans								
Roof	100%			2032	* *	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	* *	1		
Water Heater								
Gas Fired	100%			2025	\$4,400	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 40 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : EASTCHESTER BRANCH LIBRARY
Address : 1385 EAST GUN HILL RD. @DEWITT PL.
Borough : BRONX **Agency's Number** : E01
Program / Asset # : NPL0E01.000 / 13329 **Yr Built/Renovated** : 1982 / 2007
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4762 **Lot** : 22 **BIN** : 2061767

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$295,200	
Electrical	\$15,600	\$58,300
Mechanical		\$81,600
Total	\$310,800	\$139,900
Importance Code A	\$295,200	
Importance Code B	\$15,600	\$139,900
Total	\$310,800	\$139,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,100			\$500
Interior Architecture	\$800	\$400	\$6,100	\$800
Electrical	\$900	\$700	\$6,000	\$800
Mechanical	\$5,300	\$2,700	\$4,700	\$2,900
Total	\$24,200	\$3,900	\$16,800	\$5,100
Importance Code A	\$17,500	\$400	\$400	\$900
Importance Code B	\$6,700	\$3,400	\$16,400	\$4,200
Importance Code C		\$100		
Total	\$24,200	\$3,900	\$16,800	\$5,100



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

NEW YORK PUBLIC LIBRARY - 035
EASTCHESTER BRANCH LIBRARY
Asset # : 13329

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$14,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vertical Expansion Joints At Masonry Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Rear Corner Southeast, Parapet Is Delaminating</i>								
Masonry: Limestone	5%			LIFE	**	5	\$600	
Windows								
Aluminum	100%			2043	**	5	\$1,000	
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$200	
Masonry: Limestone	10%	Now	\$700	LIFE	**	5	\$200	1
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Limestone Coping Joints Failing</i>								
Metal Rail	75%	Now	\$16,400	2040	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : North Facade, West Facade</i>								
Roof								
Modified Bitumen	100%	Now	\$295,200	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Roof Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Ceiling Tiles Exhibit Staining From Roof Leaks</i>								
Interior								
Floors								
Carpet	15%			2026	\$22,200	3	\$3,400	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2036	**	5	\$600	
Vinyl Tile	75%			2037	**	3	\$3,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$300	
Concrete Masonry Unit	85%			LIFE	**	5	\$2,000	
Glass: Single Pane	10%			LIFE	**	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	90%			2032	**	5	\$10,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			

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

NEW YORK PUBLIC LIBRARY - 035
EASTCHESTER BRANCH LIBRARY
Asset # : 13329

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5		
Raceway								
Conduit	90%			2027	\$29,200	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	70%			2035	**	5	\$100	
Molded Case Bkrs	30%			2026	\$4,600	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Recently Installed</i>							
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$15,600	10	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	75%			2027	\$58,300	10	\$5,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Incandescent	5%			2022	\$3,900	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Childrens Reading Room</i>							
	<i>Explanation : Chandeliers</i>							
Egress Lighting								
Emergency, Service	50%			2027	\$1,900	1		
Exit, Service	50%			2027	\$600	1		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Cameras And Access Control</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
EASTCHESTER BRANCH LIBRARY
Asset # : 13329

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2032	**	1-3	\$4,800	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$3,700	
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$400	
Terminal Devices Air Handler	100%			2032	**	1	\$4,600	

Air Conditioning

Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2032	**	1	\$3,500	
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Terminal Devices Air Handler/Cool/Ht	100%	Now	\$4,100	2027	\$81,600	1	\$4,200	
<i>Unbalanced System, Extent : Severe, Area Affected : 20% Location : 1st Floor</i>								
Heat Rejection Air Cooled Condenser Unit	100%			2027	\$14,700	2	\$5,200	

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans Roof	100%			2032	**	2	\$200	

Plumbing

H/C Water Piping Galvanized Steel	100%			2040	**	1		
Water Heater Gas Fired	100%			2025	\$4,400	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : One 40 Gallon Water Heater</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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

**NEW YORK PUBLIC LIBRARY - 035
EASTCHESTER BRANCH LIBRARY
Asset # : 13329**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer No Component Generic	95% 5%			2032	**	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : EDENWALD BRANCH LIBRARY
Address : 1255 EAST 233RD ST. @DE REIMER AVE.
Borough : BRONX **Agency's Number** : E02
Program / Asset # : NPL0E02.000 / 13330 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4956 **Lot** : 1 **BIN** : 2066596

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$298,400	
Electrical		\$80,400
Mechanical		\$90,700
Total	\$298,400	\$171,200
Importance Code A	\$298,400	
Importance Code B		\$171,200
Total	\$298,400	\$171,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,300			\$700
Interior Architecture	\$8,400		\$4,600	\$200
Electrical	\$3,800	\$800	\$11,300	\$700
Mechanical	\$1,100	\$2,100	\$4,100	\$2,300
Site Enclosure	\$30,700			
Site Pavements	\$3,400			
Total	\$49,700	\$3,000	\$20,100	\$3,900
Importance Code A	\$2,600	\$400	\$500	\$1,000
Importance Code B	\$13,000	\$2,600	\$19,600	\$2,900
Importance Code C	\$34,100			
Total	\$49,700	\$3,000	\$20,100	\$3,900



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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$9,900	
Pre-Cast Concrete	25%	2-4	\$2,300	LIFE	**	5	\$10,800	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Hairline Cracks At Pre-Cast Surfaces Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$1,300	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$8,600	
Roof								
Modified Bitumen	100%	Now	\$298,400	2037	**			
<i>Alligatoring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
Interior								
Floors								
Carpet	82%			2028	\$122,800	3	\$13,900	
Ceramic Tile	3%			2030	**	5	\$300	
Vinyl Tile	15%			2032	**	3	\$800	
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$1,800	
Glass: Single Pane	5%			LIFE	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$700	
Ceilings								
AcousTileSusp.Lay-In	85%	0-2	\$8,100	2040	**	5	\$4,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Recent Installation Throughout However Roof Leaks Persist</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Area</i>								
Gypsum Board	15%			LIFE	**	5	\$2,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$30,700	2057	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Side Entrance</i>								
Retaining Walls								
Cast in Place Concrete	100%			2047	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			

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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$3,400	2040	**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Ramp Railing At Rear Is Separated From Concrete Curb*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2037	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Ratings*

Switchgear / Switchboard

Molded Case Bkrs	100%			2037	**	5	\$200	
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Raceway

Conduit	100%			2037	**	1		
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Panelboards

Molded Case Bkrs	100%			2035	**	5	\$200	
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Wiring

Thermoplastic	100%			2037	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$15,600	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Connected To Main Water Pipe*

Lighting

Interior Lighting

Fluorescent	95%			2032	**	10	\$6,500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T8 Lamps*

Incandescent	5%			2022	\$3,900	2		
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Egress Lighting

Emergency, Service	25%			2032	**	1		
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Exit, Service	75%			2032	**	1		
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Exterior Lighting

HID	90%			2027	\$26,400	10		
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HID	10%	4+	\$2,900	2037	**			
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*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Side Facade*

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

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

Alarm

Security System								
Generic	100%			2032	**	1	\$2,800	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$80,400	1-3	\$4,600	

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

Heating

Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$400	
Terminal Devices								
Air Handler	50%			2027	\$51,100	1	\$2,300	
Convactor/Radiator	45%			2040	**	1	\$1,100	
Unit Heater - Steam	5%			2032	**	4	\$100	

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2032	**	1	\$3,500	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Terminal Devices								
Air Handler/Dir Expansion	100%			2032	**	1		
Heat Rejection								
Dry Cooler	100%			2027	\$39,600	2	\$5,200	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Roof	100%			2032	**	2	\$200	

Plumbing

H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,400	2	\$100	

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

Location : Mechanical Room

Explanation : One 40 Gallon

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
EDENWALD BRANCH LIBRARY
Asset # : 13330

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : EPIPHANY BRANCH LIBRARY
Address : 228 EAST 23RD ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : E03
Program / Asset # : NPL0E03.000 / 13331 **Yr Built/Renovated** : 1907 / 2007
Area Sq Ft : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 903 **Lot** : 46 **BIN** : 1019661

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$193,800	\$198,200
Interior Architecture		\$74,800
Electrical		\$164,800
Total	\$193,800	\$437,900
Importance Code A	\$193,800	\$198,200
Importance Code B		\$239,600
Total	\$193,800	\$437,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,300	\$3,000		
Interior Architecture	\$50,400	\$8,500		\$2,200
Electrical	\$15,600	\$1,500	\$1,400	\$7,500
Mechanical	\$2,400	\$1,700	\$3,300	\$4,900
Site Pavements	\$2,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,400	\$18,600	\$8,600	\$18,600
Importance Code A	\$44,100	\$3,800	\$800	\$1,000
Importance Code B	\$48,100	\$14,800	\$7,800	\$17,600
Importance Code C	\$26,200			
Total	\$118,400	\$18,600	\$8,600	\$18,600



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

NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	
Glass Block	5%	Now	\$4,800	LIFE	**	5	\$1,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Reading Room</i>								
Masonry: Brick	60%	2-4	\$69,800	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Masonry: Granite	5%	2-4	\$23,300	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Base Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Base Of Building</i>								
Masonry: Limestone	20%	2-4	\$84,300	LIFE	**	5	\$5,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st And 2nd Floor Window Headers And Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade Throughout</i>								
Masonry: Sandstone	2%			LIFE	**	5	\$600	
Metal Panel	3%	Now	\$1,700	2038	**	5	\$2,100	1
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse Walls</i>								
Windows								
Aluminum	95%			2036	**	5	\$3,600	
Metal Louvers	5%			2031	**	10	\$1,200	
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,400	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Masonry: Brick	85%			LIFE	**	5	\$2,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	93%	Now	\$39,600	2028	\$198,200			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper And Lower Roofs</i>								
Skylight, Metal/Glass Sloped Glazing	2%			2038	**	10	\$1,000	
	5%	Now	\$9,200	LIFE	**	5	\$10,100	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Canopy</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entry Canopy</i>								
<i>Explanation : No Ice Shields</i>								
Interior								
Floors								
Carpet	60%			2024	\$192,500	3	\$21,800	
Vinyl Tile	35%	2-4	\$7,500	2028	\$74,800	3	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Kitchen And Basement Storage</i>								
Wood	5%			2043	**	5	\$2,300	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$1,600	
Gypsum Board	15%			LIFE	**	5	\$3,800	
Masonry: Brick	15%	Now	\$25,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation Walls Adjacent To East 23rd Street</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation Walls Adjacent To East 23rd Street</i>								
Plaster	62%			LIFE	**	5	\$7,900	
Wood	3%			LIFE	**	5	\$5,100	

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,100	2041	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And 1st Floor Reading Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 1st Floor Reading Area</i>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$2,400	
Gypsum Board	5%			LIFE	**	5	\$1,500	
Masonry:Vault Struct	5%	Now	\$9,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault</i>								
Plaster	55%			LIFE	**	5	\$8,300	
Wood	5%			LIFE	**	5	\$10,600	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,200	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk Flags Proximate To Curb At Main Entrance</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$500	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2028	\$32,500	1		
Panelboards								
Fused Disc Sw	10%			2027	\$1,500	5		
Molded Case Bkrs	90%			2027	\$13,900	5	\$400	

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$14,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2028	\$14,400	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	18%			2028	\$30,300	10	\$2,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Boiler Room</i>								
Fluorescent	80%			2028	\$134,500	10	\$11,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery Exit, Service	50%			2036	**	10	\$2,000	
	50%			2036	**	1		
Exterior Lighting								
HID	5%			2023	\$3,200	10		
Incandescent	5%			2023	\$2,700	2		
No Component	90%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2036	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Heating

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 New Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$1,200	
Terminal Devices								
Air Handler	50%			2036	**	1	\$5,000	
Convactor/Radiator	50%			2033	**	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	40%			2032	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 In Basement, 1 In 3rd Floor Mechanical Room</i>								
<i>Explanation : 2 New Package Units. R-410a</i>								
Exterior Pkg Unit - Cooling	45%			2036	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 45%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : 1 New Package Unit. R-410a</i>								
Split Unit	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 New Unit. R-410a</i>								
Window/Wall Unit	10%			2023		1	\$3,300	
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	**	1	\$300	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2036	**	2	\$600	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,000	
Exhaust Fans								
Interior	70%			2036	**	2	\$400	
Roof	30%			2036	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2027	\$9,600	2	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	92%						
	Generic	8%			2028	\$12,300	1-2	\$400

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : FORT WASHINGTON BRANCH LIBRARY
Address : 535 WEST 179TH ST. NEAR AUDUBON AVE.
Borough : MANHATTAN **Agency's Number** : F01
Program / Asset # : NPL0F01.000 / 13332 **Yr Built/Renovated** : 1914 / 1976
Area Sq Ft : 15,158 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2153 **Lot** : 53 **BIN** : 1063632

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,103,200	\$188,400
Interior Architecture	\$620,200	
Electrical	\$158,800	\$31,400
Mechanical	\$202,600	\$66,900
Total	\$2,084,800	\$286,800
Importance Code A	\$1,216,600	\$188,400
Importance Code B	\$648,200	\$98,300
Importance Code C	\$220,100	
Total	\$2,084,800	\$286,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,800			
Interior Architecture	\$20,000			\$2,600
Electrical	\$21,900	\$700	\$800	\$23,900
Mechanical	\$89,000	\$1,600	\$3,200	\$33,400
Site Enclosure	\$1,300			
Site Pavements	\$18,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$199,800	\$6,200	\$8,000	\$63,900
Importance Code A	\$66,300	\$700	\$700	\$700
Importance Code B	\$130,700	\$5,400	\$7,200	\$63,200
Importance Code C	\$2,700			
Total	\$199,800	\$6,200	\$8,000	\$63,900



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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	57%	Now	\$391,300	LIFE	**	5	\$31,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And West Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North And West Facades - 2nd And3rd Stories</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And West Facades</i>								
Masonry: Granite	5%	Now	\$102,900	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	25%	Now	\$517,400	LIFE	**	5	\$10,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Masonry: Sandstone	3%			LIFE	**	5	\$1,200	
Metal Panel	10%	Now	\$4,100	2028	\$40,900	5	\$10,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse - Custodial Apartment</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse - Custodial Apartment</i>								
Windows								
Metal Louvers	5%	Now	\$7,800	2043	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Louvers - All Facades</i>								
Wood	95%	Now	\$18,600	2044	**	5	\$23,900	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Protective Metal Grilles On North (Rear) Façade</i>								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	83%	Now	\$47,300	LIFE	**	5	\$2,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Northwest Corner And At Dunage Supports</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Parapet Walls</i>								
Masonry: Limestone	5%	0-2	\$1,300	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facing Parapet Wall - Street Facade</i>								
Masonry: Sandstone	2%	Now	\$400	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At First Floor Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At First Floor Parapet</i>								
<i>Explanation : This Component Is Actually Bluestone</i>								
Metal: Cage/Fence	5%	4+	\$500	2033	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
Stucco Cement	5%	Now	\$600	2033	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At East, West And North Parapet Walls</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping</i>								

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**NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY**

Asset # : 13332

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	15%	Now	\$6,800	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	82%	Now	\$44,300	2028	\$147,500			1
<i>Drains Clogged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Upper Roofs</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Upper Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Roofs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Capped Transom Windows Above Stairs</i>								
Sloped Glazing	3%	2-4	\$4,700	LIFE		**	5	\$5,100
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Shaftway On Roof</i>								

Interior

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	5%	2-4	\$1,500	2024	\$15,000	3	\$1,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$4,900	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	3%	2-4	\$13,700	2043	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cork Tile	15%	Now	\$87,800	2058	**	5	\$1,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd Floor</i>								
Quarry Tile	4%			2033	**	5	\$1,400	
Vinyl Tile	13%	Now	\$26,000	2038	**	3	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	35%	2-4	\$69,900	2038	**	3	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor And Staff Areas</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor And Staff Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st Floor And Staff Areas</i>								
Wood	15%	Now	\$116,200	2068	**	5	\$3,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$49,100	2043	**	5	\$900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$46,300	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Foundation Walls At Boiler Room</i>								
Plaster	20%	Now	\$95,200	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Third Floor Apartment, Auditorium, And Stairs</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment, Auditorium, And Stairs</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor Apartment, Auditorium, And Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Apartment And Stairs</i>								
Plaster	62%	Now	\$29,500	LIFE	**	5	\$10,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$11,500	
Ceilings								
Plaster	25%	Now	\$77,100	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
Plaster	75%	4+	\$23,100	LIFE	**	5	\$10,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor And 1st Floor Extension</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$1,100	2028	\$5,600			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard Fence</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$200	2048	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
Site Pavements								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,400	2041		**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Sidewalk Flags Near Curb

On-Site Walkways

Masonry: Granite	100%	0-2	\$1,600	LIFE		**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Main Entry Landing
Diagonal Cracks, Extent : Moderate, Area Affected : 15%
Location : Main Entry Landing

Activity Yard

Cast in Place Concrete	100%	Now	\$15,800	2048		**		
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Ponding, Extent : Moderate, Area Affected : 50%
Location : Rear Yard
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%
Location : Rear Yard
Other Observation, Extent : Severe, Area Affected : 50%
Location : Rear Yard
Explanation : Worn / Eroded, Vegetation Growth

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2-4	\$21,500	2058		**	5	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated At 800 Amperes And On Extended Life

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$33,500	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1 Vertical Section

Raceway

Conduit	100%			2028	\$32,500	1		
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Panelboards

Fused Disc Sw	10%			2027	\$1,500	5		
Molded Case Bkrs	90%			2027	\$13,900	5	\$400	

Wiring

Thermoplastic	95%			2028	\$27,300	1		
Thermoplastic	5%			2048		**	1	

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200
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Lighting

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$1,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	70%			2023	\$110,000	10	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2028	\$31,400	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Reading Areas</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$10,600	10	\$1,800	
Exit, Service	50%			2028	\$1,100	1		
Exterior Lighting								
HID	20%			2023	\$11,900	10		
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$48,800	2038	**	1-3	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Stair Case Landings</i>								
<i>Explanation : Obsolete Fire Alarm System</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$113,300	2048	**	1	\$6,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,100	2027	\$22,900	4	\$700	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	10%	Now	\$20,700	2038	**	1	\$800	
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Basement Communication Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	85%			2026	\$66,900	1	\$4,200	
Unit Heater - Hot Water	5%			2023	\$2,800			
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	\$18,700	2038	**	1	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1 Obsolete Unit, Roof</i>								
Exterior Pkg Unit - Cooling	75%	Now	\$89,300	2038	**	2	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Obsolete Units, Roof</i>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	\$22,300	2038	**	1	\$1,300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%	Now	\$4,000	2038	**	2	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1 Obsolete Unit, Roof</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,500	
Exhaust Fans								
Interior	15%			2023	\$7,800	2	\$100	
Roof	85%			2023	\$20,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$19,400	1		

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%	Now	\$9,000	2028	\$9,000	2	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Sanitary Piping Cast Iron	100%	0-2	\$10,800	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
	Storm Drain Piping Cast Iron	100%	Now	\$1,500	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drain In The Basement</i>								
	Sump Pump(s) Submersible	100%	Now	\$500	2023	\$500	4	\$300
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fixtures Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : FRANCIS MARTIN BRANCH LIBRARY
Address : 2150 UNIVERSITY AVE. @W. 181 ST.
Borough : BRONX **Agency's Number** : F02
Program / Asset # : NPL0F02.000 / 13333 **Yr Built/Renovated** : 1957 / 2008
Area Sq Ft : 17,130 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3211 **Lot** : 5 **BIN** : 2014579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$69,000
Electrical	\$67,000	
Mechanical	\$187,200	\$53,200
Total	\$254,200	\$122,200
Importance Code A		\$69,000
Importance Code B	\$254,200	\$53,200
Total	\$254,200	\$122,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$53,900			
Interior Architecture	\$37,600		\$14,800	\$2,900
Electrical	\$5,900	\$200	\$25,200	\$300
Mechanical	\$5,300	\$2,000	\$3,200	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,700	\$6,200	\$47,100	\$9,500
Importance Code A	\$54,800	\$800	\$900	\$800
Importance Code B	\$36,200	\$5,300	\$46,200	\$8,700
Importance Code C	\$15,800			
Total	\$106,700	\$6,200	\$47,100	\$9,500



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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$2,000	LIFE	**	5	\$8,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade</i>								
Masonry: Brick	90%			LIFE	**	5	\$30,800	
Masonry: Granite	5%	0-2	\$10,500	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entry</i>								
Windows								
Aluminum	90%			2049	**	5	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick	80%	0-2	\$25,400	LIFE	**	5	\$2,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Parapet Face</i>								
Metal: Cage/Fence	10%	2-4	\$300	2032	**	5	\$900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	0-2	\$2,000	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%	Now	\$13,800	2026	\$69,000	5	\$13,500	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Drains</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations At Roof Penetrations</i>								
Interior								

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2026	\$10,200	3	\$1,500	
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
Ceramic Tile	5%			2040	**	5	\$1,300	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	60%	4+	\$13,500	2032	**	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	17%			2035	**	3	\$2,200	
Vinyl Tile 9" X 9"	5%			2022	\$14,600	3	\$500	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Glazed Ceramic Panel	2%	Now	\$15,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Sink And Under Window In Basement Storage Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Sink In Basement Storage Room</i>								
Gypsum Board	68%			LIFE	**	5	\$9,500	
Plaster	15%			LIFE	**	5	\$1,000	
Ceilings								
AcousTileConcealSpLn	30%			2040	**	5	\$9,600	
Exposed Concrete	20%			LIFE	**	5	\$800	
Gypsum Board	35%	Now	\$1,900	LIFE	**	5	\$11,200	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Window</i>								
Plaster	15%			LIFE	**	5	\$2,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes And One 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$500	
Raceway								
Conduit	70%			2047	**	1		
Conduit	30%			2027	\$9,700	1		

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**NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY**

Asset # : 13333

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	60%			2043	**	5	\$300	
Molded Case Bkrs	35%			2026	\$5,400	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$5,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2047	**	1		
Thermoplastic	40%			2027	\$11,500	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent</i>								
Fluorescent	55%			2032	**	10	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2035	**	10	\$6,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$12,000	10	\$2,100	
Exit, Service	50%			2022	\$1,300	1		
Exterior Lighting								
HID	100%			2022	\$67,000	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,300	

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

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$800	
Terminal Devices								
Air Handler	10%			2027	\$23,400	1	\$1,100	
Convactor/Radiator	90%	Now	\$4,000	2040	**	1	\$4,500	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Lounge And Librarian Office</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2027	\$14,100	1	\$800	
Ext Pkg Unit - Heating/Cooling	90%			2022	\$187,200	2	\$900	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	10%			2027	\$18,600	1	\$1,100	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2027	\$9,000	2	\$1,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans								
Interior	90%			2027	\$53,200	2	\$500	
Roof	10%			2027	\$2,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2047	**	1		
Galvanized Steel	70%			2040	**	1		
Water Heater								
Gas Fired	100%			2027	\$10,100	2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

**NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY**

Asset # : 13333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : Rest Rooms Are Under Construction In Children Area</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : GEORGE BRUCE BRANCH LIBRARY
Address : 518 WEST 125TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : G01
Program / Asset # : NPL0G01.000 / 13334 **Yr Built/Renovated** : 1915 / 2001
Area Sq Ft : 17,723 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1980 **Lot** : 22 **BIN** : 1059688

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$211,100	\$194,100
Interior Architecture	\$49,300	\$152,700
Electrical	\$10,000	\$10,000
Mechanical	\$147,300	\$91,000
Total	\$417,700	\$447,800
Importance Code A	\$211,100	\$194,100
Importance Code B	\$206,700	\$253,600
Total	\$417,700	\$447,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,100	\$3,200		
Interior Architecture	\$27,900	\$2,000	\$3,100	\$2,500
Electrical	\$11,200	\$700	\$500	\$22,800
Mechanical	\$41,500	\$1,900	\$4,300	\$26,600
Site Enclosure	\$1,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$104,300	\$11,700	\$11,800	\$55,800
Importance Code A	\$19,000	\$4,100	\$900	\$1,100
Importance Code B	\$75,400	\$7,600	\$10,500	\$54,700
Importance Code C	\$9,900		\$500	
Total	\$104,300	\$11,700	\$11,800	\$55,800



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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$7,800	
Masonry: Brick	10%			LIFE	**	5	\$1,300	
Masonry: Limestone	7%	0-2	\$12,400	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding And Archway - North / South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding And Archway - North / South Facades</i>								
Masonry: Marble	12%	Now	\$42,100	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade - Base Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	3%	Now	\$700	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Of Building At Elevator Vestibule - North Facade</i>								
Slate Panels	3%			LIFE	**	5	\$300	
Stucco Cement	5%	Now	\$400	2033	**	5	\$800	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Windows								
Metal Louvers	5%			2031	**	10	\$600	
Wood	20%	Now	\$17,400	2053	**	5	\$2,100	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment - Penthouse</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Apartment - Penthouse</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment - Penthouse</i>								
Wood	25%			2036	**	5	\$5,100	
Wood	50%	Now	\$43,600	2053	**	5	\$5,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First And Second Floors</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First And Second Floors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floors</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
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$600	
Masonry: Brick	60%			LIFE	**	5	\$900	
Masonry: Limestone	10%			LIFE	**	5	\$200	
Masonry: Marble	5%	Now	\$1,700	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stepped Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stepped Coping</i>								
No Component	20%							
Roof								
Modified Bitumen	85%	Now	\$58,200	2028	\$194,100			
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Western Wall - Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Wall</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Western Wall - Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Elevator Vestibule - First Floor, Main Stair First / Second Floors, Staff Lounge (2 Floor)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Eastern First Floor Bump Out For Elevator Access</i>								
Skylight, Metal/Glass	10%	Now	\$49,700	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Stairs And Old Apartment</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Stairs And Old Apartment</i>								
Slate	5%	Now	\$2,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Third Floor Dormers - Old Apartment</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Third Floor Dormers - Old Apartment</i>								
Interior								
Floors								
Carpet	10%			2027	\$38,200	3	\$4,000	
Cast in Place Concrete	10%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2037	**	5	\$1,300	
Vinyl Tile	60%			2028	\$152,700	3	\$6,000	
Wood	10%			2043	**	5	\$5,000	
Wood	5%	Now	\$49,300	2068	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor - Old Apartment</i>								
<i>Split/Cracked, 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.

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

**NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$900	
Gypsum Board	20%			LIFE	**	5	\$2,200	
Plaster	65%			LIFE	**	5	\$3,600	
Plaster	5%	Now	\$8,300	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Wood	5%			LIFE	**	5	\$3,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2041	**	5	\$1,300	
Gypsum Board	10%			LIFE	**	5	\$3,300	
Plaster	70%			LIFE	**	5	\$11,600	
Plaster	5%	Now	\$19,600	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
Plaster	10%			LIFE	**	5	\$1,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,600	2048	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Stair Enclosure - South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair Enclosure - South Facade</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East, West And South Facades</i>								
<i>Explanation : Perimeter Walkways Are Responsibility Of Housing Complex</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes</i>								

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5		
Molded Case Bkrs	90%			2036	**	5	\$400	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$17,000	5	\$100	
Locally Mounted	50%			2033	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,700	LIFE	**	5	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Unconnected Ckt Ground</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2023	\$10,000	10	\$800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	90%			2033	**	10	\$14,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	5%			2028	\$10,000	10	\$800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staff Room</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$13,500	10	\$2,100	
Exit, LED	40%			2043	**	1		
Exit, Service	10%			2028	\$300	1		
Exterior Lighting								
Incandescent	10%			2023	\$6,400	2		
No Component	90%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</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
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$8,800	
<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%	Now	\$2,900	2027	\$29,200	4	\$900	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Control Valves And Circulating Pumps, Piping, Boiler Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Control Valves And Circulating Pumps, Replacement Needed, Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	100%	Now	\$20,000	2033	**	1	\$5,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$63,600	2038	**	1	\$3,000	
<i>Not Energy Efficient, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Replacement Needed. Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	60%			2028	\$91,000	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	40%	Now	\$500	2028	\$9,100	4	\$400	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	60%							
Terminal Devices								
Air Handler/Dir Expansion	40%			2023	\$83,700	1		
No Component	60%							

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

Maintenance \$ are aggregated over a 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
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	40%	Now	\$15,100	2038	**	2	\$3,900
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900
Exhaust Fans								
	Interior	20%			2023	\$13,300	2	\$100
	Roof	20%			2028	\$6,200	2	\$100
	No Component	60%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2023	\$11,400	2	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$2,000	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Ground Floor, 1 Floor, 1 Mez, 2 Floor, 2 Mez.</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : GRAND CONCOURSE BRANCH LIBRARY
Address : 155 EAST 173RD ST. @SELWYN AVE.
Borough : BRONX **Agency's Number** : G02
Program / Asset # : NPL0G02.000 / 13335 **Yr Built/Renovated** : 1959 / 2003
Area Sq Ft : 18,670 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2824 **Lot** : 34 **BIN** : 2007870

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$189,000	\$235,800
Interior Architecture	\$47,800	
Electrical	\$58,100	
Mechanical		\$146,700
Total	\$294,900	\$382,400
Importance Code A	\$189,000	\$235,800
Importance Code B	\$105,900	\$146,700
Total	\$294,900	\$382,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,600			
Interior Architecture	\$44,900			\$7,900
Electrical	\$6,200	\$400	\$20,200	\$500
Mechanical	\$1,300	\$1,500	\$3,600	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,900	\$5,800	\$27,800	\$14,300
Importance Code A	\$13,500	\$900	\$1,100	\$900
Importance Code B	\$55,300	\$4,900	\$26,700	\$13,400
Importance Code C				
Total	\$68,900	\$5,800	\$27,800	\$14,300



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

**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	1%			LIFE	**	5	\$1,800	
Masonry: Brick	99%	Now	\$71,500	LIFE	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : N. W. Corner And Over Main Entrance</i>								
Windows								
Aluminum	100%	Now	\$11,800	2043	**	5	\$2,400	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	90%	Now	\$46,800	LIFE	**	5	\$3,900	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 173rd Street Facade</i>								
Pre-Cast Concrete	10%	4+	\$800	LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
Roof								
Modified Bitumen	100%	Now	\$70,700	2027	\$235,800			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
Interior								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	45%			2026	\$166,200	3	\$25,100	
Terrazzo	10%			LIFE	**	5	\$2,200	
Vinyl Tile	30%			2032	**	3	\$4,200	
Vinyl Tile 9" X 9"	15%	Now	\$4,800	2022	\$47,800	3	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Interior Walls								
Plaster	100%			LIFE	**	5	\$11,400	
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$32,800	2040	**	5	\$9,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Landing Opposite Main Desk</i>								
Plaster	30%			LIFE	**	5	\$5,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$500	
Raceway								
Conduit	70%			2027	\$22,700	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	20%			2026	\$3,100	5	\$100	
Molded Case Bkrs	75%			2043	**	5	\$400	
Wiring								
Braided Cloth	20%	2-4	\$5,700	2052	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2027	\$17,200	1		
Thermoplastic	20%			2047	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$900	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	30%			2022	\$58,100	10	\$5,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	65%			2032	**	10	\$11,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,300	
Exit, LED	30%			2055	**	1		
Exit, Service	20%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	60%			2037	**	1		
Interruptible Gas/Dual Fuel	40%			2047	**	1		

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

**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Furnace	60%			2027	\$25,600	1	\$5,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Unit</i>					
	Hot Water Boiler	40%			2032	**	1	\$3,700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
	Distribution							
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,200
	Hot Wtr Piping/Pump	40%			2043	**	4	\$400
	Terminal Devices							
	Convactor/Radiator	40%			2040	**	1	\$2,400
	No Component	60%						
Air Conditioning								
	Energy Source							
	Electricity	100%			2043	**	1	
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	100%			2027	\$146,700	2	\$1,100
			<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Under Construction</i>					
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,400
	Exhaust Fans							
	Interior	80%			2032	**	2	\$500
	Roof	20%			2027	\$6,000	2	\$100
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2032	**	1	
	Water Heater							
	Electric	100%			2025	\$16,000	4	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$700

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

**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type		Total	(Years)		FY		(Yrs)	
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2032	**	1	\$100
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boiler Only</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					

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

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : GREAT KILLS BRANCH LIBRARY
Address : 56 GIFFORDS LANE @MARGARET ST.
Borough : STATEN ISLAND **Agency's Number** : G03
Program / Asset # : NPL0G03.000 / 13336 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 4,987 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5436 **Lot** : 19 **BIN** : 5070285

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$80,500	
Mechanical		\$36,200
Total	\$80,500	\$36,200
Importance Code A	\$80,500	
Importance Code B		\$36,200
Total	\$80,500	\$36,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,300		\$5,300	
Interior Architecture	\$1,300	\$500		\$900
Electrical	\$600	\$500	\$5,700	\$600
Mechanical	\$600	\$900	\$2,600	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,800	\$5,800	\$17,600	\$6,200
Importance Code A	\$3,600	\$200	\$5,600	\$200
Importance Code B	\$6,000	\$5,200	\$12,000	\$6,000
Importance Code C	\$200	\$300		
Total	\$9,800	\$5,800	\$17,600	\$6,200



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

NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$14,000	
Masonry: Granite	5%			LIFE	**	5	\$700	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%	Now	\$80,500	2052	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$1,500	
Masonry: Limestone	10%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	98%			2032	**	10	\$5,300	
Skylight, Metal/Glass	2%	Now	\$3,300	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Second Floor</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2036	**	5	\$400	
Marble Panels	3%			LIFE	**	5	\$200	
Vinyl Tile	87%			2032	**	3	\$3,500	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$700	
Gypsum Board	80%			LIFE	**	5	\$6,500	
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$200	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2040	**	5	\$400	
Gypsum Board	95%			LIFE	**	5	\$9,700	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2037	**			
Iron Picket	15%			2047	**			
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2032		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047		**	5	
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*Suspect Water Damage, Extent : Moderate, Area Affected : 100%**Location : Electrical Meter In Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Amperes Service*

Transformers

Dry Type	100%			2044		**	5	
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Raceway

Conduit	100%			2047		**	1	
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Panelboards

Molded Case Bkrs	100%			2043		**	5	\$100
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Wiring

Thermoplastic	100%			2047		**	1	
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Motor Controllers

Locally Mounted	100%			2040		**	5	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

Interior Lighting

Fluorescent	95%			2032		**	10	\$4,300
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T8 Lamps*

Fluorescent	5%			2032		**	10	\$200
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : First Floor*

Egress Lighting

Emergency, Battery	50%			2032		**	10	\$600
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Exit, LED	50%			2055		**	1	
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Alarm

Security System

Generic	100%			2032		**	1	\$1,900
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Fire/Smoke Detection

Generic, Digital	100%			2032		**	1-3	\$3,200
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$2,500	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$200	
Terminal Devices								
Air Handler	70%			2032	**	1	\$2,200	
Convactor/Radiator	30%			2040	**	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2025	\$36,200	2	\$100	
Exterior Pkg Unit - Cooling	80%			2032	**	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : Duct Insulation Damaged</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$6,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
Exhaust Fans								
Interior	20%			2027	\$3,400	2		
Roof	80%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$3,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 65 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$200	4	\$200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			

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

NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	50%						
	Generic	50%			2047	* *	1-2	\$700

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : HAMILTON FISH PARK BRANCH LIBRARY
Address : 415 EAST HOUSTON STREET @COLUMBIA ST.
Borough : MANHATTAN **Agency's Number** : H01
Program / Asset # : NPL0H01.000 / 13337 **Yr Built/Renovated** : 1961 / 2005
Area Sq Ft : 10,760 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 335 **Lot** : 1 **BIN** : 1004070

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$103,400	
Mechanical		\$337,700
Total	\$103,400	\$337,700
Importance Code B	\$103,400	\$337,700
Total	\$103,400	\$337,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,700			
Interior Architecture	\$11,000			\$7,900
Electrical	\$8,900	\$300	\$10,300	\$300
Mechanical	\$2,400	\$2,600	\$3,200	\$2,400
Total	\$26,000	\$2,900	\$13,500	\$10,600
Importance Code A	\$4,200	\$500	\$600	\$500
Importance Code B	\$18,700	\$2,400	\$12,900	\$10,000
Importance Code C	\$3,100			
Total	\$26,000	\$2,900	\$13,500	\$10,600



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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

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

Exterior

Exterior Walls

Glass Block	25%			LIFE	**	5	\$3,700	
Masonry: Brick	70%			LIFE	**	5	\$16,400	
Weathering Steel	5%	4+	\$1,600	LIFE	**	1		

Staining/Discoloring, Extent : Light, Area Affected : 15%
Location : Street Facade

Windows

Aluminum	100%			2035	**	5	\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Protective Metal Grilles

Roof

Cast in Place Concrete	5%	Now	\$200	LIFE	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Awning Over Main Entrance
Other Observation, Extent : Light, Area Affected : 100%
Location : Main Entrance
Explanation : Awning Actually Pre-cast Concrete Panels

Not Accessible

95%

Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only - No Ladder Was Available For Access

Interior

Floors

Carpet	90%			2026	\$203,400	3	\$30,800	
Vinyl Tile	10%			2032	**	3	\$900	

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Glass: Single Pane	5%			LIFE	**	5	\$800	
Plaster	90%	0-2	\$3,100	LIFE	**	5	\$5,600	

Water Penetration, Extent : Light, Area Affected : 5%
Location : At Structural Column Containing Roof Drain

Ceilings

Plaster	100%			LIFE	**	5	\$10,700	
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Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$1,500	5		
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 800 Ampere Main Disconnect Switch

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 FISH PARK BRANCH LIBRARY
Asset # : 13337

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
Raceway								
Conduit	10%			2047	**	1		
Conduit	90%			2027	\$29,200	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	10%			2043	**	5		
Molded Case Bkrs	85%			2026	\$13,200	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$8,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	60%			2027	\$17,200	1		
Motor Controllers								
Locally Mounted	40%			2025	\$12,500	5		
Locally Mounted	60%			2025	\$18,800	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
<i>Explanation : Using T-5 Lamps</i>								
Fluorescent	30%			2032	**	10	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-5 Lamps</i>								
Fluorescent	55%			2022	\$61,400	10	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$7,500	10	\$1,300	
Exit, Service	50%			2027	\$800	1		
Exterior Lighting								
HID	100%			2022	\$42,100	10		
Alarm								

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

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

Alarm

Security System								
No Component	80%							
Generic	20%			2037	**	1	\$800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,400	

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

Heating

Energy Source								
Utility Steam	100%			2047	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2036	**	1	\$5,300	
Distribution								
Hot Wtr Piping/Pump	10%			2035	**	4	\$100	
Central Plant Steam Piping/Pmp	90%			2037	**	4	\$700	
Terminal Devices								
Air Handler	90%			2027	\$132,100	1	\$6,000	
Convactor/Radiator	10%			2040	**	1	\$400	

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$88,600	1	\$5,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$117,100	1	\$6,700	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Interior	100%			2032	**	2	\$300	

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$6,400	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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**NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY**

Asset # : 13337

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 30-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$315,600	
Interior Architecture	\$133,800	\$168,800
Electrical	\$106,300	\$98,200
Mechanical	\$438,700	\$38,700
Site Pavements		\$47,800
Total	\$994,400	\$353,500
Importance Code A	\$315,600	
Importance Code B	\$643,200	\$305,700
Importance Code C	\$35,600	\$47,800
Total	\$994,400	\$353,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,200			\$300
Interior Architecture	\$92,000	\$500		\$2,400
Electrical	\$2,000	\$2,500	\$2,100	\$26,800
Mechanical	\$56,500	\$2,900	\$6,100	\$60,700
Site Enclosure	\$1,400			
Site Pavements	\$5,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$180,500	\$9,900	\$12,200	\$94,200
Importance Code A	\$20,300	\$1,200	\$1,200	\$1,500
Importance Code B	\$143,000	\$8,200	\$11,000	\$92,700
Importance Code C	\$17,100	\$500		
Total	\$180,500	\$9,900	\$12,200	\$94,200



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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
HAMILTON GRANGE BRANCH LIBRARY**

Asset # : 4224

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$77,500	LIFE	**	5	\$11,400	
<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	5%	4+	\$11,900	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building - Street Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building - Street Facade</i>								
Masonry: Limestone	25%			LIFE	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : South (Street) Façade</i>								
<i>Explanation : Sidewalk Shed Present</i>								
Metal Panel	5%	4+	\$700	2038	**	5	\$1,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Dormers Facing South</i>								
Windows								
Metal Louvers	5%	Now	\$6,600	2043	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Vents At Grade - South Facade</i>								
Wood	95%	Now	\$157,200	2053	**	5	\$18,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Damaged Lexan Panes Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facing Windows</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</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
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	65%	Now	\$39,800	LIFE	**	5	\$2,000	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
Masonry: Limestone	20%			LIFE	**	5	\$800	
Metal Panel	5%			2038	**	5	\$600	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Slate	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	85%			2036	**	10	\$15,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	15%	2-4	\$41,200	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor Reading Area And Stacks</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Lower Roof Atop Rear Addition</i>								

Interior

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
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Air Conditioning Room In Basement</i>								
Ceramic Tile	5%	4+	\$7,700	2031	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st, 2nd And Basement Bathrooms</i>								
Vinyl Tile	50%	4+	\$33,800	2028	\$168,800	3	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Children Room</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Reading Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Reading Area And Children Room</i>								
Vinyl Tile	5%			2038	**	3	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Community Room - Basement</i>								
Wood	25%	Now	\$32,700	2043	**	5	\$8,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On 3rd Floor</i>								
Wood	5%	Now	\$65,500	2068	**	5	\$1,700	
<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>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2041	**	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	60%			LIFE	**	5	\$12,900	
Masonry: Brick	5%	Now	\$15,700	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement - Mechanical Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement - Mechanical Areas</i>								
Plaster	10%	Now	\$32,400	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Areas And Structural Columns In Basement</i>								
Plaster	10%	4+	\$3,200	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2045	**	5	\$8,800	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	20%	Now	\$4,000	LIFE	**	5	\$8,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Biography Section - 1st Floor Reading Room (Rear Addition)</i>								
Plaster	40%			LIFE	**	5	\$8,800	
Plaster	5%	Now	\$26,100	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,400	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance - Street Side Elevation</i>								
<i>Explanation : Granite Curbing Of Fence Is Stained And Has Eroded Joints</i>								
Retaining Walls								
Masonry: Brick	100%			2038	**			
Site Pavements								

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$5,500	2041			**	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : At Main Entrance To Building**Tripping Hazard, Extent : Moderate, Area Affected : 20%**Location : At Main Entrance To Building*

On-Site Walkways

Cast in Place Concrete	100%			2026	\$47,800			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048		**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room / Electrical Room**Explanation : Main Service Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$36,500		5	\$600
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 1- Vertical Section*

Raceway

Conduit	30%			2028	\$10,600		1	
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Conduit	70%			2048		**	1	
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Panelboards

Fused Disc Sw	5%			2044		**	5	
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Molded Case Bkrs	35%			2027	\$8,900		5	\$200
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Molded Case Bkrs	60%			2044		**	5	\$400
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Wiring

Thermoplastic	40%			2028	\$12,500		1	
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Thermoplastic	60%			2048		**	1	
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Motor Controllers

Locally Mounted	100%			2026	\$51,100		5	\$200
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2033	**	10	\$6,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	40%			2023	\$106,300	10	\$8,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Basement</i>								
Fluorescent	10%			2033	**	10	\$2,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Fluorescent	20%			2033	**	10	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And 1st Floor Reading Area</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,800	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
Fluorescent	10%			2028	\$8,500	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front And Rear Only</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
No Component	90%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2033	**	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Basement</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Station And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2048	**	1		

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** 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$800	2027	\$38,700	4	\$1,200	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1 Pump On Top Of The Boiler</i>								
Terminal Devices								
Convactor/Radiator	40%			2033	**	1	\$3,000	
Fan Coil Unit/Heat	20%			2036	**	1	\$1,500	
Fan Coil Unit/Heat	40%	0-2	\$148,900	2038	**	1	\$2,700	
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 3rd Fl. Fan Room</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	0-2	\$84,400	2038	**	1	\$3,900	
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And 3rd Floor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement And 3rd Floor</i>								
Exterior Pkg Unit - Cooling	20%	0-2	\$40,200	2038	**	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 1 Obsolete Unit</i>								
Exterior Pkg Unit - Cooling	30%			2036	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R-410a</i>								
Split Unit	5%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R-410a</i>								
Split Unit	5%	Now	\$26,500	2038	**			
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Condemn Unit, Lower Roof</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
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	40%	0-2	\$111,100	2038	**	1	
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement And 3rd Floor</i>								
	Fan Coil - 2 Pipe	5%			2033	**	1	\$400
	Fan Coil - 2 Pipe	5%	0-2	\$23,600	2038	**	1	\$300
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Obsolete Unit</i>								
	No Component	50%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2033	**	2	\$800
	Air Cooled Condenser Unit	5%	0-2	\$2,500	2038	**	2	\$700
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 1 Condemn Unit</i>								
	Dry Cooler	40%	Now	\$54,100	2038	**	2	\$5,200
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Obsolete Units</i>								
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$2,000
	Ductwork/Diffusers	85%			LIFE	**	2-5	\$11,100
Exhaust Fans								
	Interior	25%			2023	\$22,100	2	\$200
	Roof	50%			2023	\$20,600	2	\$400
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof And Lower Roof</i>								
	Roof	25%			2036	**	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2023	\$15,200	2	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Sump Pump(s) Submersible	100%			2020	\$800	4	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
	Fixtures	100%						
	Generic	100%						
<hr/>								
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Lobby, 1st To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
<hr/>								
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%			2038	**	1-2	\$1,300

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : HARLEM BRANCH LIBRARY
Address : 9 WEST 124TH ST. @FIFTH AVE
Borough : MANHATTAN **Agency's Number** : H02
Program / Asset # : NPL0H02.000 / 13338 **Yr Built/Renovated** : 1909 / 2004
Area Sq Ft : 13,058 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1722 **Lot** : 30 **BIN** : 1053460

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$155,600	\$156,200
Interior Architecture		\$101,900
Mechanical		\$252,100
Total	\$155,600	\$510,200
Importance Code A	\$155,600	\$156,200
Importance Code B		\$354,000
Total	\$155,600	\$510,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,800	\$2,700		
Interior Architecture	\$75,300			\$6,000
Electrical	\$1,200	\$1,500	\$1,200	\$14,300
Mechanical	\$3,300	\$1,300	\$3,100	\$1,300
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,200	\$9,500	\$8,300	\$25,500
Importance Code A	\$45,400	\$3,400	\$600	\$700
Importance Code B	\$44,800	\$6,100	\$7,600	\$24,800
Importance Code C	\$38,900			
Total	\$129,200	\$9,500	\$8,300	\$25,500



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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
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	57%	Now	\$155,600	LIFE	**	5	\$24,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Wall Penetrations - Rear Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wall Penetrations And Corners - Rear Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - Rear Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade - Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,600	
Masonry: Limestone	25%			LIFE	**	5	\$8,200	
Metal Panel	5%	Now	\$1,600	2038	**	5	\$4,100	
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Facade Of Built Out Roof Over Community Room</i>								
Slate Panels	3%			LIFE	**	5	\$1,000	
Stucco Cement	5%			2041	**	5	\$5,500	
Windows								
Aluminum	98%			2044	**	5	\$4,700	
Wood	2%	Now	\$2,800	2053	**	5	\$500	
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkhead Window</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$900	
Masonry: Brick	75%	Now	\$32,200	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners Of Parapet Wall</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Of Flat Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Flat Roof And Pitched Roof</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Parapet Wall - Rear Facade</i>								
Masonry: Limestone	5%	Now	\$2,600	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Limestone	10%	Now	\$3,900	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Metal Security Bars	5%			2043	**			
Roof								
Asphalt Shingle	45%	Now	\$1,700	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Modified Bitumen	50%			2028		10	\$5,300	
Skylight, Metal/Glass	5%			2028		10	\$1,800	

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,500	2037	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Marble Panels	5%			LIFE	**	5	\$700	
Terrazzo	7%	2-4	\$3,200	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Reception Area / Entry Vestibule</i>								
Vinyl Tile	60%	0-2	\$20,400	2028	\$101,900	3	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Staff Areas, Basement, 2nd Floor Children Bathrooms</i>								
Wood	25%			2043	**	5	\$9,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor Community Area</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$9,000	2037	**	5	\$500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Plaster	80%	Now	\$23,200	LIFE	**	5	\$8,400	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor Bathrooms And Community Room</i>								
Wood	12%	4+	\$6,000	LIFE	**	5	\$16,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations - 1st And 2nd Floors</i>								
Ceilings								
Plaster	75%	Now	\$9,900	LIFE	**	5	\$9,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Restrooms And Community Room</i>								
Plaster	25%			LIFE	**	5	\$3,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Free Standing Walls								
Masonry: Brick	100%			2028				
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%			2033	**			
Masonry: Granite	50%	0-2	\$600	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%

Location : Entry Ramp And Stairs

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	50%			2048	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Vertical Sections

Molded Case Bkrs	50%			2028	\$16,700	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	20%			2028	\$6,500	1		
Conduit	80%			2048	**	1		

Panelboards

Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	15%			2027	\$2,300	5	\$100	
Molded Case Bkrs	80%			2044	**	5	\$300	

Wiring

Thermoplastic	80%			2048	**	1		
Thermoplastic	20%			2028	\$5,700	1		

Motor Controllers

Locally Mounted	80%			2041	**	5	\$100	
Locally Mounted	20%			2026	\$6,300	5		

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2033	**	10	\$10,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2033	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Battery	50%			2033	**	10	\$1,600	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2028		10	\$5,100	
No Component	90%							
Alarm								
Security System Generic	100%			2033	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Hazard! Gas Meter Is Located Inside The Electrical Room</i>								
Conversion Equipment Hot Water Boiler	100%			2033	**	1	\$6,500	
<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
HARLEM BRANCH LIBRARY
Asset # : 13338

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,000	2027	\$19,700	4	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Temperature Control System.</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	\$67,800	1	\$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2028	\$82,100	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 3 Units, Roof</i>								
Split Unit	20%			2028	\$54,100			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Units, 1 On Roof, 1 In Court Yard</i>								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2028	\$48,200	1	\$800	
No Component	80%							
Heat Rejection								
Evaporative Condenser	20%			2028	\$7,900	2	\$1,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
Exhaust Fans								
Roof	100%			2028	\$21,000	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2028	\$7,700	2	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2028	\$3,600	4	\$800	
Fixtures								
Generic	100%							
Vertical Transport								

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

NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Sprinkler							
	No Component	40%						
	Generic	60%			2038	**	1-2	\$2,200

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : HIGH BRIDGE BRANCH LIBRARY
Address : 78 WEST 168TH ST. @WOODYCREST AVE.
Borough : BRONX **Agency's Number** : H03
Program / Asset # : NPL0H03.000 / 13339 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 8,352 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2510 **Lot** : 27 **BIN** : 2003163

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,800		\$10,400	\$600
Interior Architecture	\$1,500			\$1,100
Electrical	\$1,000	\$800	\$10,200	\$1,000
Mechanical	\$3,700	\$600	\$4,100	\$800
Site Pavements	\$7,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$28,500	\$5,300	\$28,600	\$7,500
Importance Code A	\$11,200	\$400	\$10,800	\$1,100
Importance Code B	\$17,000	\$4,900	\$17,800	\$6,400
Importance Code C	\$300			
Total	\$28,500	\$5,300	\$28,600	\$7,500



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

NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%			LIFE	**	5	\$6,400	
Window Wall	35%			2047	**	5	\$20,700	
Windows								
Aluminum	100%			2043	**	5	\$900	
Parapets								
Concrete Masonry Unit	85%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco Over Concrete Masonry Units</i>								
Metal Panel	5%			2053	**	5	\$400	
Metal Rail	10%			2044	**	5-10	\$3,700	
Roof								
Modified Bitumen	97%	2-4	\$10,800	2032	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	3%			2044	**	1		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$1,500	
Ceramic Tile	3%			2040	**	5	\$300	
Vinyl Tile	90%			2035	**	3	\$4,300	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$600	
Concrete Masonry Unit	10%			LIFE	**	5	\$400	
Gypsum Board	85%			LIFE	**	5	\$5,700	
Ceilings								
AcousTileSusp.Lay-In	90%			2044	**	5	\$9,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2062	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			
Activity Yard								
Cast in Place Concrete	100%	2-4	\$7,600	2044	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : No Area Drain In Play Yard</i>								
<i>Explanation : Area Drain Required To Prevent Damage To Concrete Paving And Building</i>								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 600 Amperes</i>						
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$200	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	70%			2040	**	5		
Locally Mounted	30%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	70%			2032	**	10	\$5,400	
		<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	30%			2032	**	10	\$2,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,000	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
Fluorescent	100%			2032	**	10	\$800	
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2032	**	1-3	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns</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
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	50%			2032	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Roof Top Package Unit</i>						
Hot Water Boiler	50%			2040	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$400	
Terminal Devices								
Convactor/Radiator	50%			2040	**	1	\$1,400	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2032	**	2	\$500	
Split Unit	5%			2032	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$10,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans								
Roof	100%			2032	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,900	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1-40 Gallon Water Heater</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$3,000	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : House Trap Is Old And Corroded</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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**NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : 1 Unit

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : HUDSON PARK - ECRIC BRANCH LIBRARY
Address : 66 LEROY ST. NEAR SEVENTH AVE. SOUTH
Borough : MANHATTAN **Agency's Number** : H04
Program / Asset # : NPL0H04.000 / 13340 **Yr Built/Renovated** : 1906 /
Area Sq Ft : 17,565 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 582 **Lot** : 18 **BIN** : 1009760

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$381,800	
Interior Architecture	\$85,400	\$161,600
Electrical	\$173,000	\$9,100
Mechanical		\$190,900
Total	\$640,300	\$361,600
Importance Code A	\$381,800	
Importance Code B	\$258,400	\$361,600
Total	\$640,300	\$361,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$108,900			\$2,000
Interior Architecture	\$18,700	\$1,300	\$2,800	\$1,800
Electrical	\$31,100	\$1,500	\$1,300	\$16,900
Mechanical	\$17,700	\$1,300	\$3,000	\$1,600
Site Pavements	\$2,400			
Total	\$178,800	\$4,200	\$7,200	\$22,300
Importance Code A	\$109,800	\$900	\$900	\$3,100
Importance Code B	\$50,900	\$3,300	\$5,700	\$19,200
Importance Code C	\$18,100		\$500	
Total	\$178,800	\$4,200	\$7,200	\$22,300



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

**NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY**

Asset # : 13340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	72%			LIFE	**	5	\$15,400	
Masonry: Granite	8%	4+	\$21,400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building At Leroy Street Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building - 7th Avenue Facade</i>								
Masonry: Limestone	12%	4+	\$32,300	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Leroy Street Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Horizontal Banding</i>								
Metal Panel	5%			2028	\$8,000	5-10	\$7,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Apartment Enclosure</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Apartment Enclosure</i>								
Wood	3%	0-2	\$8,900	2033	**	5	\$1,600	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 7th Avenue Entry Vestibule And All Window Casings</i>								
Windows								
Aluminum	5%			2044	**	5	\$200	
Metal Louvers	5%	Now	\$7,400	2043	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Openings At Grade</i>								
Wood	15%	Now	\$28,200	2053	**	5	\$3,600	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
Wood	75%	Now	\$140,900	2053	**	5	\$18,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Windows Facing North, East And West</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Windows Facing North, East And West</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : West Facing Windows And Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</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
HUDSON PARK - ECRIC BRANCH LIBRARY

Asset # : 13340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	60%	0-2	\$17,500	LIFE	**	5	\$2,900	
<i>Parge/Tar Separating, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior And Exterior Parapet Walls</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East, West And North Walls</i>								
Masonry: Brick	25%			LIFE	**	5	\$1,200	
Masonry: Limestone	10%			LIFE	**	5	\$600	
Slate	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%	Now	\$21,300	2023	\$212,800			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Of Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Drain On Main Roof Adjacent To Apartment Wall</i>								
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$1,400	
Panel/Paver: Cer/Brk	2%			2036	**	5	\$1,300	
Slate	5%			LIFE	**	5	\$1,500	
Terrazzo	2%			LIFE	**	5	\$400	
Vinyl Tile	66%			2028	\$161,600	3	\$6,900	
Vinyl Tile 9" X 9"	15%			2023	\$47,600	3	\$2,100	
Wood	5%			2043	**	5	\$2,600	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$1,100	
Glass: Single Pane	3%			LIFE	**	5	\$500	
Marble Panels	2%			LIFE	**			
Plaster	75%			LIFE	**	5	\$4,900	
Plaster	10%	Now	\$18,100	LIFE	**	5	\$700	
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Floor Apartment</i>								
Wood	5%			LIFE	**	5	\$4,400	
Ceilings								
Plaster	90%			LIFE	**	5	\$15,600	
Plaster	10%	Now	\$37,800	LIFE	**	5	\$1,700	
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor 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.

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

**NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY**

Asset # : 13340

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,400	2041				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : In Front Of 7th Avenue Entrance</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Front Of 7th Avenue Entrance</i>								

On-Site Walkways

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2028	\$1,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$33,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1- Vertical Section</i>								

Raceway

Conduit	70%			2028	\$22,700	1		
Conduit	30%			2038				**

Panelboards

Fused Disc Sw	5%			2036				**
Molded Case Bkrs	70%			2027	\$10,800	5	\$300	
Molded Case Bkrs	25%			2036				**

Wiring

Braided Cloth	70%	2-4	\$20,100	2053				**
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	30%			2038				**
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Motor Controllers

Locally Mounted	50%			2026	\$15,600	5	\$100	
Variable Frequency Drive	50%			2045				**

Ground

Grounding Devices

Generic	100%	2-4	\$9,900	LIFE				**
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								

Lighting

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
HUDSON PARK - ECRIC BRANCH LIBRARY**

Asset # : 13340

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$173,000	10	\$15,300	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2028	\$9,100	10	\$800	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Upper Floors</i>					
Egress Lighting								
Emergency, Battery	50%			2028	\$12,300	10	\$2,100	
Exit, Service	50%			2028	\$1,300	1		
Exterior Lighting								
Fluorescent	10%			2028	\$5,800	10	\$200	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2028	\$11,000	1	\$1,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$10,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	30%			2036	**	1	\$2,600	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Roof Top Package Units</i>					
Hot Water Boiler	70%			2045	**	1	\$6,100	
Distribution								
Hot Wtr Piping/Pump	70%			2027	\$18,600	4	\$600	
No Component	30%							
Terminal Devices								
Convactor/Radiator	70%			2026	\$63,800	1	\$4,000	
No Component	30%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
HUDSON PARK - ECRIC BRANCH LIBRARY**

Asset # : 13340

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2032	**	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
Ext Pkg Unit - Heating/Cooling	70%			2036	**	2	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Roof Top Units. R-410a</i>						
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,900	
Ductwork/Diffusers	70%			LIFE	**	2-5	\$6,900	
Exhaust Fans								
Interior	25%			2036	**	2	\$100	
Roof	75%			2036	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028		1		
Water Heater								
Gas Fired	100%			2026		2	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$12,500	LIFE	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Oil Tank Room</i>						
		<i>Damaged, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Missing Trap And Piping - 4th Floor Custodian Apartment</i>						
Storm Drain Piping								
Cast Iron	100%	Now	\$3,600	LIFE	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Oil Tank Room</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>						
		<i>Location : Roof</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2054	**	1-2	\$500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : HUNT'S POINT BRANCH LIBRARY
Address : 877 SOUTHERN BLVD. @TIFFANY ST.
Borough : BRONX **Agency's Number** : H05
Program / Asset # : NPL0H05.000 / 13341 **Yr Built/Renovated** : 1929 / 2001
Area Sq Ft : 13,715 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2722 **Lot** : 63 **BIN** : 2005755

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$64,500
Interior Architecture		\$72,300
Electrical	\$5,700	
Mechanical	\$75,400	\$71,200
Total	\$81,100	\$208,100
Importance Code A		\$64,500
Importance Code B	\$81,100	\$143,500
Total	\$81,100	\$208,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,200		\$10,600	\$2,000
Interior Architecture	\$9,200	\$1,000	\$2,100	\$5,600
Electrical	\$16,900	\$1,000	\$3,200	\$1,300
Mechanical	\$1,300	\$1,100	\$5,700	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,600	\$7,100	\$25,500	\$14,300
Importance Code A	\$3,900	\$700	\$11,300	\$2,700
Importance Code B	\$29,000	\$6,500	\$14,200	\$11,600
Importance Code C	\$1,700			
Total	\$34,600	\$7,100	\$25,500	\$14,300



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NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$23,100	
Masonry: Brick	73%			LIFE	**	5	\$30,800	
Stucco Cement	20%			2032	**	5	\$21,100	
Windows								
Aluminum	100%			2043	**	5	\$4,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%			LIFE	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flashing And Coping</i>								
Roof								
Roll Roofing	100%	Now	\$3,200	2026	\$64,500	5	\$12,600	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Second Floor Children Community Room Aand Stair</i>								
Interior								
Floors								
Carpet	55%			2026	\$149,200	3	\$22,600	
Cast in Place Concrete	5%	Now	\$1,100	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Vinyl Tile	40%			2027	\$72,300	3	\$3,100	
Interior Walls								
Plaster	95%			LIFE	**	5	\$11,800	
Plaster	5%	Now	\$1,700	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Children Community Room And Stair</i>								
Ceilings								
AcousTile,Adhered	20%			2032	**	5	\$4,100	
Plaster	75%			LIFE	**	5	\$9,600	
Plaster	5%	Now	\$700	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Children Community Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$400	

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NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	70%			2027	\$22,700	1	
	Conduit	30%			2037	**	1	
Panelboards								
	Molded Case Bkrs	40%			2026	\$6,200	5	\$100
	Molded Case Bkrs	40%			2035	**	5	\$100
	Molded Case Bkrs	20%			2043	**	5	\$100
Wiring								
	Braided Cloth	20%	2-4	\$5,700	2052	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	50%			2037	**	1	
	Thermoplastic	30%			2047	**	1	
Motor Controllers								
	Locally Mounted	100%			2032	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%	2-4	\$9,900	LIFE	**	5	\$200
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Water Main</i>					
			<i>Explanation : Corroded</i>					
Lighting								
Interior Lighting								
	Fluorescent	75%			2035	**	10	\$9,400
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	20%			2035	**	10	\$2,500
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
	Fluorescent	4%			2022	\$5,700	10	\$500
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Incandescent	1%			2022	\$1,400	2	
Egress Lighting								
	Exit, Service	100%			2035	**	1	
Exterior Lighting								
	HID	20%			2027	\$10,700	10	
	No Component	80%						
Alarm								
Security System								
	No Component	60%						
	Generic	40%			2035	**	1	\$2,100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Outside</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					

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NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2035 * * 1-3 \$8,700

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100% 2047 * * 1

Conversion Equipment

Hot Water Boiler

100% 2040 * * 1 \$6,800

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

Location : Basement

Explanation : 1 Natural Gas Fired Hot Water Boiler

Distribution

Hot Wtr Piping/Pump

100% 2035 * * 4 \$700

Terminal Devices

Convactor/Radiator

100% 2025 \$71,200 1 \$4,400

Air Conditioning

Energy Source

Electricity

100% 2043 * * 1

Conversion Equipment

Exterior Pkg Unit -

Cooling

70% 2022 \$75,400 2 \$600

Exterior Pkg Unit -

Cooling

30% 2032 * * 2 \$300

Distribution

Ductwork/Diffusers

75% LIFE * * 2 \$13,400

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$7,600

Plumbing

H/C Water Piping

Brass/Copper

100% 2037 * * 1

Water Heater

Gas Fired

100% 2026 \$8,100 2 \$200

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

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

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NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2032	**	1	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Boiler Only</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-2</i>					
			<i>Explanation : 1 Unit</i>					

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : INWOOD BRANCH LIBRARY
Address : 4790 BROADWAY @ACADEMY ST.
Borough : MANHATTAN **Agency's Number** : I01
Program / Asset # : NPL0I01.000 / 13342 **Yr Built/Renovated** : 1952 / 2001
Area Sq Ft : 17,334 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2233 **Lot** : 13 **BIN** : 1064894

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$258,500	\$188,400
Electrical	\$9,000	\$356,700
Mechanical		\$366,800
Total	\$267,500	\$911,800
Importance Code A	\$258,500	\$318,000
Importance Code B	\$9,000	\$593,800
Total	\$267,500	\$911,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,000	\$6,300		\$2,600
Interior Architecture	\$10,300	\$4,800	\$600	\$3,100
Electrical	\$1,200	\$1,400	\$1,500	\$2,300
Mechanical	\$23,100	\$2,000	\$4,200	\$2,000
Site Enclosure	\$17,200			
Site Pavements	\$7,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,600	\$18,400	\$10,300	\$13,900
Importance Code A	\$67,900	\$7,200	\$900	\$3,500
Importance Code B	\$33,500	\$11,200	\$9,400	\$7,300
Importance Code C	\$17,200			\$3,100
Total	\$118,600	\$18,400	\$10,300	\$13,900



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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	64%	2-4	\$54,700	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South And East Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	20%	2-4	\$10,600	LIFE	**	5	\$5,500	
<i>Graffiti, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Masonry: Limestone	3%	2-4	\$4,600	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2048	**	5-10	\$9,400	
Granite Panels	3%	4+	\$5,600	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,700	
Slate Panels	2%	2-4	\$3,000	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Panels - East And West Facades</i>								
Windows								
Aluminum	82%	2-4	\$147,500	2053	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Original Building On First And Second Floors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Original Building On First And Second Floors</i>								
Aluminum	15%			2044	**	5	\$600	
Metal Louvers	3%			2031	**	10	\$800	
Parapets								
Masonry: Brick	70%	Now	\$56,300	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Northwest And Southeast Corners</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls</i>								
Masonry: Limestone	10%	Now	\$9,700	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Underside Of Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
No Component	20%							

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	0-2	\$18,800	2028	\$188,400			
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Perimeter Flashing</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Sliver Between Original Building And Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Curbing For Roof Penetrations</i>								
Metal Panel	18%			2041	**	10	\$5,500	
Skylight, Metal/Glass	2%	4+	\$2,600	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Side Of Curbing</i>								
Interior								
Floors								
Carpet	10%			2027	\$32,400	3	\$3,700	
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2037	**	5	\$1,200	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	45%			2036	**	3	\$4,100	
Vinyl Tile	30%			2033	**	3	\$2,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$3,200	
Masonry: Brick	5%			LIFE	**			
Operable Wall	5%			2048	**	5	\$6,200	
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$6,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	50%	0-2	\$10,300	2041	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout First And Seconf Floor Reading Areas</i>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$2,500	
Exposed Concrete	10%			LIFE	**	5	\$400	
Gypsum Board	20%			LIFE	**	5	\$6,100	
Plaster	10%			LIFE	**	5	\$1,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$17,200	2058	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$7,900	2048	**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 35%
Location : Pavers Throughout Rear Lot
Tripping Hazard, Extent : Moderate, Area Affected : 25%
Location : Rear Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 2- Vertical Sections

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$400	

Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2033	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	45%			2028	\$80,900	10	\$7,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Offices</i>								
Fluorescent	40%			2028	\$71,900	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	10%			2028	\$18,000	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Hallways</i>								
Fluorescent	5%			2023	\$9,000	10	\$800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$12,100	10	\$2,100	
Exit, LED	50%			2043	**	1		
Exterior Lighting								
HID	20%			2028	\$13,600	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$16,300	1	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$185,900	1-3	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Condemn Oil Tank Still Remains In The Basement</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$13,000	2026	\$129,600	1	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit. It Goes Down Every Other Week According To Maintenance Staff.</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
INWOOD BRANCH LIBRARY
Asset # : 13342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2054	**	1-2	\$1,500

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 24-May-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$121,100	\$39,700
Interior Architecture	\$135,000	\$119,100
Electrical	\$72,700	\$306,000
Mechanical	\$27,700	\$858,700
Total	\$356,500	\$1,323,500
Importance Code A	\$121,100	\$39,700
Importance Code B	\$235,300	\$1,283,800
Total	\$356,500	\$1,323,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$400	\$600		\$12,100
Interior Architecture	\$70,700	\$1,600	\$1,600	\$2,900
Electrical	\$25,300	\$600	\$800	\$8,500
Mechanical	\$24,000	\$4,600	\$9,600	\$12,200
Site Pavements	\$56,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$185,100	\$15,400	\$19,900	\$43,600
Importance Code A	\$2,500	\$2,700	\$2,100	\$14,200
Importance Code B	\$138,300	\$11,900	\$17,900	\$29,400
Importance Code C	\$44,300	\$800		
Total	\$185,100	\$15,400	\$19,900	\$43,600



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

NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY

Asset # : 13343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	5%			LIFE	**			
Masonry: Brick	75%			LIFE	**	5	\$39,700	
Masonry: Granite	5%			LIFE	**	5	\$2,000	
Masonry: Sandstone	15%			LIFE	**	5	\$6,000	
Windows								
Aluminum	10%			2050	**	5	\$800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Windows</i>								
Aluminum	15%			2036	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First, Second And Third Floors</i>								
<i>Explanation : These Components Are Stained Glass Windows</i>								
Bronze/Brass	75%	Now	\$121,100	2036	**	5	\$19,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
Roof								
Copper/Terne	15%			2063	**	10	\$12,100	
Slate	85%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Decorative Slate Roof Throughout</i>								
Interior								
Floors								
Carpet	10%	Now	\$44,700	2030	**	3	\$4,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Auditorium Spaces</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2031	**	5	\$1,600	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	40%			2028		3	\$4,700	
Vinyl Tile 9" X 9"	35%	0-2	\$13,500	2023	\$135,000	3	\$4,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Research Area</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
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$1,700	
Glass: Single Pane	2%			LIFE	**	5	\$800	
Gypsum Board	10%			LIFE	**	5	\$3,300	
Masonry: Brick	15%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
Masonry: Limestone	10%			LIFE	**			
Plaster	50%	Now	\$12,600	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Toilet And Fire Stair</i>								
Wood	8%			LIFE	**	5	\$17,800	
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$300	
Masonry: Infill Arch	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Reading Area</i>								
Plaster	55%			LIFE	**	5	\$11,300	
Plaster	25%			LIFE	**	5	\$5,100	
Wood	5%			LIFE	**	5	\$14,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2038	**			
Iron Picket	90%			2063	**			
Retaining Walls								
Cast in Place Concrete	40%			2048	**			
Masonry: Fieldstone	60%			2038	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$25,000	2031	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Along 6th Avenue And W. 10th Street</i>								
On-Site Walkways								
Cast in Place Concrete	87%	Now	\$1,200	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkway Adjacent To Garden In Rear Of Building</i>								
Masonry: Granite	13%	0-2	\$3,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entry Landing At South End Fronting 6th Avenue</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$26,900	2048	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Area Adjacent To W 10th Street</i>								

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$36,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
<hr/>								
Raceway								
Conduit	100%			2028	\$35,400	1		
<hr/>								
Panelboards								
Molded Case Bkrs	95%			2027	\$24,000	5	\$500	
Molded Case Bkrs	5%			2036	**	5		
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$25,000	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2026	\$25,600	5	\$100	
Variable Frequency Drive	50%			2045	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$46,800	10	\$3,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Upper Floors</i>								
Fluorescent	80%			2028	\$187,400	10	\$15,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2028	\$15,800	10	\$2,500	
Exit, Service	50%			2028	\$1,700	1		
<hr/>								
Exterior Lighting								
Incandescent	10%			2023	\$7,500	2		
No Component	90%							
<hr/>								
Alarm								

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

**NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY**

Asset # : 13343

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$21,200

1

\$2,300

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

Location : Hallways

Explanation : Intrusion Alarm Only; Motion Sensors

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 2-4

\$72,700

2038

**

1-3

\$3,500

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

Location : Hallways

Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only

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

Heating

Energy Source

Natural Gas

100%

2054

**

1

Conversion Equipment

Steam Boiler

100%

2045

**

1

\$20,500

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

Location : Basement Boiler Room

Explanation : 1 Unit. (2 Heat Exchangers)

Distribution

Hot Wtr Piping/Pump

60%

2036

**

4

\$900

Steam Piping/Pump

40%

2038

**

Terminal Devices

Air Handler

5%

2023

\$15,400

1

\$600

Air Handler

15%

2033

**

1

\$1,900

Fan Coil Unit/Heat

80%

2028

\$262,500

1

\$5,400

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

Conversion Equipment

Reciprocating

100%

2028

\$185,900

1

\$9,600

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Sets, Basement A/C Room

Distribution

CW & CHW Wtr

100%

2038

**

4

\$1,000

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

5%

2023

\$12,300

1

\$600

Air Handler/Cool/Ht

15%

2033

**

1

\$1,900

Fan Coil - 4 Pipe

80%

2028

\$410,300

1

\$5,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY**

Asset # : 13343

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	**	2	\$14,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,600	
Exhaust Fans								
Interior	15%			2033	**	2	\$100	
Interior	5%			2023	\$3,900	2		
Roof	5%	Now	\$100	2028	\$1,800	2		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2027	\$19,300	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit. 1 Reserved Gas Fire Unit Not Connected To Flue Pipe</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$16,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drainage, Especially In Kitchen</i>								
Sump Pump(s)								
Non-Submersible	100%			2023	\$3,300	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : JEROME PARK BRANCH LIBRARY
Address : 118 EAMES PLACE NEAR W. KINGSBRIDGE ROAD
Borough : BRONX **Agency's Number** : J02
Program / Asset # : NPL0J02.000 / 13344 **Yr Built/Renovated** : 1968 / 2007
Area Sq Ft : 7,404 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3248 **Lot** : 70 **BIN** : 2015263

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$46,600	
Mechanical		\$100,000
Total	\$46,600	\$100,000
Importance Code A	\$46,600	
Importance Code B		\$100,000
Total	\$46,600	\$100,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,400		\$800	
Interior Architecture	\$5,700			\$700
Electrical	\$900	\$700	\$7,600	\$900
Mechanical	\$1,600	\$2,600	\$4,500	\$2,800
Total	\$12,500	\$3,300	\$12,900	\$4,500
Importance Code A	\$4,800	\$400	\$1,200	\$400
Importance Code B	\$7,800	\$2,900	\$11,700	\$4,100
Importance Code C				
Total	\$12,500	\$3,300	\$12,900	\$4,500



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

NEW YORK PUBLIC LIBRARY - 035
JEROME PARK BRANCH LIBRARY
Asset # : 13344

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$17,800	
Masonry: Fieldstone	5%			LIFE	**	5	\$700	
Windows								
Aluminum	95%			2052	**	5	\$1,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All</i>								
Glass Block	5%			LIFE	**	5	\$100	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$800	
Pre-Cast Concrete	20%	0-2	\$4,400	LIFE	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Precast Coping Is Metal Clad At Front Wall And Cracked</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Caulking Joints Have Failed Throughout</i>								
Roof								
Single Ply Membrane	90%	Now	\$46,600	2032	**			1
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%			LIFE	**	5	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Supporting Steel At Entrance Canopy Is Rusting</i>								
<i>Explanation : Painting Required</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	20%			2040	**	5	\$1,600	
Vinyl Tile	75%			2035	**	3	\$2,900	
Interior Walls								
Glass: Single Pane	25%			LIFE	**	5	\$3,800	
Gypsum Board	50%			LIFE	**	5	\$6,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Damage At Interior Column Due To Roof Leak</i>								
Masonry: Brick	25%			LIFE	**			
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Entrance Corridor</i>								
Ceilings								
AcousTileSusp.Lay-In	90%			2040	**	5	\$7,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	8%	2-4	\$700	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Damage At Gwb Soffits 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
JEROME PARK BRANCH LIBRARY
Asset # : 13344

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

Site Enclosure								
Fence/Gates								
Chain Link	100%			2047	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			
Parking/Driveway								
Asphalt	100%			2036	**			

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

Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$200	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$6,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	30%			2035	**	1		
Exit, Service	70%			2035	**	1		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,800	
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$4,700	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
JEROME PARK BRANCH LIBRARY
Asset # : 13344

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$400	
Terminal Devices								
Air Handler	50%			2032	**	1	\$2,300	
Convactor/Radiator	50%			2032	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$61,000	1	\$3,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$4,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Floor</i>								
Heat Rejection								
Dry Cooler	100%			2027	\$39,100	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Interior	100%			2032	**	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,400	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 1 - 40 Gallon Water Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$1,100	4	\$200	
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 01-Jun-2017 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5713 Lot : 123 BIN : 2119474

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$105,700
Total		\$105,700
Importance Code A		\$105,700
Total		\$105,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,400			
Interior Architecture	\$500	\$1,500		\$500
Electrical	\$1,100	\$1,300	\$1,100	\$14,300
Mechanical	\$700	\$1,300	\$1,700	\$900
Site Enclosure	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$25,700	\$8,100	\$6,700	\$19,700
Importance Code A	\$19,000	\$600	\$600	\$600
Importance Code B	\$5,600	\$6,900	\$6,100	\$19,100
Importance Code C	\$1,000	\$600		
Total	\$25,700	\$8,100	\$6,700	\$19,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$52,800	
Masonry: Brick	25%			LIFE	**	5	\$13,200	
Metal/Glass Curt Wall	32%			LIFE	**	5	\$31,700	
Metal Panel	20%			2054	**	5-10	\$72,600	
Window Wall	3%	0-2	\$1,600	2054	**	5	\$3,000	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Vestibule</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$1,000	
Metal Panel	20%			2054	**	5	\$2,600	
Metal Rail	50%			2045	**	5-10	\$30,600	
Roof								
IRMA/Protected Membrane	20%			2036	**	10	\$2,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Near Emergency Exit At East Side</i>								
IRMA/Protected Membrane	65%			2036	**	10	\$8,600	
<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%	0-2	\$4,800	LIFE	**	5	\$26,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Hatches</i>								
<i>Explanation : Non-Operational</i>								
Interior								
Floors								
Carpet	5%			2029	\$14,000	3	\$2,100	
Cast in Place Concrete	35%			LIFE	**	5	\$16,200	
<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	\$18,500	
Ceramic Tile	5%			2041	**	5	\$1,100	
Vinyl Tile	15%			2036	**	3	\$1,200	
Interior Walls								
Cast in Place Concrete	50%			LIFE	**			
Ceramic Tile	5%			2041	**	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Gypsum Board	15%			LIFE	**	5	\$2,100	
Metal Panel	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$4,600	

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

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

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

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

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

Interior

Ceilings

Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	10%			LIFE	**	5	\$2,600	
Metal Panel	75%			LIFE	**	5	\$19,900	
Wood	10%			LIFE	**	5	\$18,500	

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

Location : Community Room, Childrens Story Room

Explanation : Suspended Wood Slat Ceiling

Site Enclosure

Fence/Gates

Iron Picket	100%	4+	\$1,000	2063	**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Security Gate Does Not Operate At Main Entrance

Corrosion/Rusting, Extent : Light, Area Affected : 15%

Location : Fence Anchor Points At Shoes.

Retaining Walls

Cast in Place Concrete	50%			2072	**			
Masonry: Fieldstone	50%			2048	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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On-Site Walkways

Cast in Place Concrete	100%			2045	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Vertical Sections

Raceway

Conduit	100%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2044	**	5		
Molded Case Bkrs	90%			2044	**	5	\$300	

Wiring

Thermoplastic	100%			2048	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2033	**	10	\$8,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2033	**	10	\$3,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery								
	50%			2033	**	10	\$1,500	
Exit, Service								
	50%			2033	**	1		
Exterior Lighting								
Fluorescent	20%			2033	**	10	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Entrance</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	30%			2033	**	10		
No Component	50%							
Alarm								
Security System								
No Component								
Generic	80%			2033	**	1	\$3,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital								
	100%			2033	**	1-3	\$7,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Furnace	100%			2033	**	1	\$6,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Roof Top Package Units</i>					
Air Conditioning								
	Energy Source							
	Electricity	100%			2050	**	1	
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Roof Top Package Units. R-410a</i>					
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000
	Exhaust Fans							
	Roof	100%			2033	**	2	\$400
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2054	**	1	
	Water Heater							
	Electric	100%			2026	\$10,700	4	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One Tank</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2033	**	4	\$400
	Sewage Ejector(s)							
	Electric	100%			2033	**	4	\$700
	Backflow Preventer							
	Generic	100%			2036	**	1	\$800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby To 1st Floor</i>					
			<i>Explanation : One Unit</i>					

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : KIPS BAY BRANCH LIBRARY
Address : 446 THIRD AVE. @ EAST 31ST ST.
Borough : MANHATTAN **Agency's Number** : K01
Program / Asset # : NPL0K01.000 / 13345 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 9,400 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 02-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 886 **Lot** : 51 **BIN** : 1018325

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$125,100	\$139,900
Electrical		\$129,400
Mechanical	\$196,300	\$190,100
Total	\$321,400	\$459,400
Importance Code A	\$195,400	\$139,900
Importance Code B	\$126,000	\$319,500
Total	\$321,400	\$459,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,400			
Interior Architecture	\$24,300			\$2,600
Electrical	\$500	\$500	\$800	\$500
Mechanical	\$33,600	\$1,000	\$2,700	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,800	\$5,500	\$7,500	\$13,600
Importance Code A	\$39,400	\$500	\$500	\$500
Importance Code B	\$62,300	\$5,000	\$7,000	\$13,100
Importance Code C				\$100
Total	\$101,800	\$5,500	\$7,500	\$13,600



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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,700	
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$4,000	
Masonry: Brick	60%			LIFE	**	5	\$10,400	
Masonry: Brick	5%	Now	\$1,300	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Not Accessible	30%							
Windows								
Aluminum	35%	4+	\$37,700	2049	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	65%	2-4	\$26,200	2023	\$87,400	5	\$10,100	2
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows Are Single Pane</i>								
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$1,100	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	2-4	\$1,200	2044	**	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Adjoining Building, Side And Rear Of Roof</i>								
Masonry: Brick	85%	2-4	\$8,800	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%	2-4	\$100	2029	\$1,200	5	\$300	
Roof								
Metal Panel	5%	0-2	\$600	2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	95%			2029	\$139,900	10	\$10,000	

Interior

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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2026	\$59,900	3	\$9,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	7%	2-4	\$300	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$900	2033	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	8%			2040	**	5	\$1,600	
Sheet Vinyl/Rubber	2%			2029	\$5,600	5	\$300	
Vinyl Tile	25%	Now	\$19,900	2034	**	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	3%			2024	\$2,400	3	\$100	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$200	
Concrete Masonry Unit	90%			LIFE	**	5	\$1,100	
Masonry: Brick	5%			LIFE	**			
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$1,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$200	
Raceway								
Conduit	95%			2034	**	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5		
Molded Case Bkrs	90%			2032	**	5	\$200	
Wiring								
Thermoplastic	95%			2034	**	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5	\$100	

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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	95%			2024	\$92,600	10	\$8,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	5%			2024	\$4,900	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$6,600	10	\$1,100	
Exit, Service	50%			2024	\$700	1		
Exterior Lighting								
HID	100%			2024	\$36,800	10		
Alarm								
Fire/Smoke Detection Generic	100%			2034	**	1-3	\$5,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$70,300	2044	**	1	\$4,200	
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : One Unit, Basement</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$700	
Terminal Devices								
Air Handler	50%			2024	\$64,100	1	\$2,900	
Convactor/Radiator	50%			2037	**	1	\$1,500	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	65%	0-2	\$126,000	2029	\$126,000	2	\$300	
		<i>Damaged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Exterior Pkg Unit - Cooling	35%			2024	\$25,800	2	\$200	

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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	65%	0-2	\$32,200	2034	**	2	\$3,400
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	No Component	35%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,200
Exhaust Fans								
	Interior	70%			2024	\$22,700	2	\$200
	Roof	30%	Now	\$500	2024	\$4,500	2	\$100
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, Serves Bathrooms - One Unit Is Removed</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2023	\$5,600	2	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$1,400	4	\$300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	85%						
	Generic	15%			2044	**	1-2	\$400

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 01-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors LL,M,1,2,3
Block : 1134 **Lot** : 25 **BIN** : 1028832

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,117,400	\$402,100
Interior Architecture	\$578,100	\$418,700
Electrical	\$82,500	\$820,200
Total	\$4,778,000	\$1,641,000
Importance Code A	\$4,117,400	\$402,100
Importance Code B	\$592,000	\$1,238,900
Importance Code C	\$68,500	
Total	\$4,778,000	\$1,641,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$1,400	\$2,000
Interior Architecture	\$214,300	\$9,100	\$14,700	\$31,500
Electrical	\$6,000	\$1,800	\$18,700	\$1,800
Mechanical	\$23,000	\$23,200	\$49,200	\$31,200
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$263,000	\$53,800	\$103,800	\$86,200
Importance Code A	\$3,400	\$5,500	\$5,100	\$5,500
Importance Code B	\$259,600	\$48,300	\$98,700	\$80,700
Importance Code C				
Total	\$263,000	\$53,800	\$103,800	\$86,200



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

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

Asset # : 1926

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	55%	0-2	\$770,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$84,800	LIFE	**	5	\$80,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bulkhead</i>								
Window Wall	35%			2047	**	5	\$325,200	
Windows								
Aluminum	100%			2043	**	5	\$3,900	
Parapets								
Masonry: Travertine	5%			LIFE	**			
Metal Panel	5%			2047	**	5	\$2,900	
Metal Rail	90%			2040	**	5-10	\$240,700	
Roof								
Modified Bitumen	82%	0-2	\$55,700	2022	\$2,787,400			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Bulkhead And Throughout</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 : Throughout</i>								
Plaza Roof: Stone Panels	10%	Now	\$109,900	2047	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Plaza Deck (Off Cafeteria) Leaking Into (3) Mezzanine Locations</i>								
Skylight, Metal/Glass	8%			2047	**	10	\$64,500	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1926

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	4+	\$155,900	2026	\$779,600	3	\$88,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
Carpet	5%			2028	\$129,900	3	\$14,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$21,500	
Ceramic Tile	5%			2036	**	5	\$9,800	
Terrazzo	25%	0-2	\$236,600	LIFE	**	5	\$38,400	
<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	17%			2027	\$294,300	3	\$12,500	
Vinyl Tile 9" X 9"	8%	Now	\$17,900	2022	\$179,400	3	\$5,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mezzanine Level And Third Floor Stacks</i>								
Wood	5%			2055	**	5	\$18,400	
Interior Walls								
Cast in Place Concrete	10%	Now	\$68,500	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Cellar Near Incoming Electrical Cables</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,200	
Gypsum Board	15%			LIFE	**	5	\$9,400	
Metal Panel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Wood And Metal Framed Panels</i>								
Travertine Panels	15%			LIFE	**			
Plaster	45%			LIFE	**	5	\$14,100	
Ceilings								
AcousTileConcealSpLn	35%	Now	\$11,500	2032	**	5	\$43,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Amsterdam Vestibule/ Lobby Area</i>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$19,700	
Exposed Concrete	15%	Now	\$19,700	LIFE	**	5	\$4,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cellar Hallway</i>								
Gypsum Board	5%			LIFE	**	5	\$12,300	
Plaster	35%	Now	\$93,500	LIFE	**	5	\$43,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Storage Area Behind Projection Room</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
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2027	\$16,200	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 5000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	25%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	70%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two - 300 Kva 480/277hv-208/120lv</i>								
Dry Type	30%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kva 480/277hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$67,200	5	\$500	
Fused Disc Sw	10%			2053	**	5	\$100	
Molded Case Bkrs	10%			2053	**	5	\$400	
Raceway								
Conduit	20%			2053	**	1		
Conduit	80%			2027	\$68,800	1		
Panelboards								
Molded Case Bkrs	30%			2026	\$16,300	5	\$1,100	
Molded Case Bkrs	70%			2049	**	5	\$2,600	
Wiring								
Braided Cloth	5%	Now	\$4,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2053	**	1		
Thermoplastic	65%			2027	\$54,900	1		
Motor Controllers								
Locally Mounted	40%			2032	**	5	\$400	
Variable Frequency Drive	60%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								

*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
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

Asset # : 1926

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	55%			2032	**	10	\$69,800	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2035	**	10	\$25,400	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2027	\$71,700	10	\$6,300	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	10%			2032	**	10	\$12,700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	10%			2032	**	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$16,700	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	100%			2027	\$541,200	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2036	**	1	\$34,200	
		<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%			2036	**	5	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lincoln Center</i>						
		<i>Explanation : Equipment Is Located Outside The Library</i>						

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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.*

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

Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	30%			2043	**	4	\$2,000
	Central Plant Steam Piping/Pmp	70%			2047	**	4	\$4,800
Air Conditioning								
Energy Source								
	District Chilled Water	100%			2047	**	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$6,800
Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$85,600
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,200
Exhaust Fans								
	Interior	100%			2032	**	2	\$4,200
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
HW Heat Exchanger								
	HTHW/HW	100%			2047	**		
	<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	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Compressed Air	100%			2047	**	4	\$1,400
Backflow Preventer								
	Generic	100%			2032	**	1	\$8,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement : 3rd Floor</i>							
	<i>Explanation : 4 Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2047	**	1-5	\$72,400
Sprinkler								
	No Component	40%						
	Generic	60%			2047	**	1-2	\$23,300

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	Generic	100%		2036	**	1	\$25,800	
<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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : MARINERS HARBOR BRANCH LIBRARY
Address : 206 SOUTH AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : NPL0M07.000 / 14744 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 9,420 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 27-May-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1266 **Lot** : 64 **BIN** : 5109138

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$125,200
Total		\$125,200
Importance Code A		\$125,200
Total		\$125,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,800			
Interior Architecture	\$9,000			
Electrical	\$1,100	\$600	\$600	\$800
Mechanical	\$1,500	\$2,400	\$2,300	\$2,400
Total	\$43,500	\$3,000	\$2,900	\$3,200
Importance Code A	\$32,500		\$600	
Importance Code B	\$11,000	\$3,000	\$2,300	\$3,200
Importance Code C				
Total	\$43,500	\$3,000	\$2,900	\$3,200



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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	35%			LIFE	**	5	\$17,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Front And Rear Facades</i>								
<i>Explanation : Sun Control Surfacing</i>								
Metal Panel	65%			2055	**	5-10	\$116,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Zinc Sheet Matal</i>								
Roof								
Metal Panel	80%			2045	**	10	\$40,200	
Skylight, Metal/Glass	20%			2055	**	10	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : With Light Control Louvers</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Polished Surface With Embedded Decorative Shells</i>								
Sheet Vinyl/Rubber	85%			2035	**	5	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Linoleum</i>								
Interior Walls								
Glass: Special Gauge	50%			LIFE	**	1		
Gypsum Board	50%			LIFE	**	5	\$1,900	
Ceilings								
Glass: Susp Panels	15%			LIFE	**			
Gypsum Board	85%			LIFE	**	5	\$13,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$200	
Raceway								
Conduit	100%			2055	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2050	**	5	\$200	
Wiring								
Thermoplastic	100%			2055	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	55%			2035	**	10	\$4,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2035	**	10	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Fluorescent</i>								
LED	35%			2035	**			
Egress Lighting								
Exit, LED	100%			2065	**	1		
Exterior Lighting								
LED	100%			2035	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$1,100	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$6,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2055	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2030	**	2	\$2,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Building At Ground Level</i>								
Terminal Devices								
Convactor/Radiator	10%			2045	**	1	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Near Front Entrance</i>								
Fan Coil Unit/Heat	90%			2035	**	1	\$2,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Ceiling</i>								

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Energy Source							
	Electricity	100%			2050	**	1	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of The Building At Ground Floor Level</i>					
Conversion Equipment	Heat Pump Air Sourced	100%			2030	**	2	\$600
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of The Building At Ground Floor Level</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of The Building At Ground Floor Level</i>					
			<i>Explanation : Refrigerant R-410a</i>					
Terminal Devices	Fan Coil - 4 Pipe	100%			2035	**	1	\$3,000
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : First Floor Ceiling</i>					
			<i>Explanation : New Installation</i>					
Heat Rejection	Air Cooled Condenser Unit	100%			2035	**	2	\$6,600
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of Building, Ground Level</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300
	Exhaust Fans							
	Interior	100%			2035	**	2	\$300
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2055	**	1	
	Water Heater							
	Electric	100%			2025	\$8,100	4	\$100
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2035	**	1	\$600
	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2055	**	1-2	\$2,600
			<i>Recent Installation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : First Floor</i>					

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : MELROSE BRANCH LIBRARY
Address : 910 MORRIS AVE. @E. 162 STREET
Borough : BRONX **Agency's Number** : M01
Program / Asset # : NPL0M01.000 / 13346 **Yr Built/Renovated** : 1914 / 2007
Area Sq Ft : 9,927 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 2422 **Lot** : 1 **BIN** : 2001950

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$184,100	\$175,000
Interior Architecture		\$90,300
Mechanical	\$44,500	\$288,000
Total	\$228,600	\$553,300
Importance Code A	\$228,600	\$175,000
Importance Code B		\$378,300
Total	\$228,600	\$553,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$62,400		\$1,400	
Interior Architecture	\$17,600	\$1,700	\$3,700	\$100
Electrical	\$20,400	\$300	\$3,900	\$200
Mechanical	\$9,700	\$900	\$4,600	\$1,200
Total	\$110,000	\$2,900	\$13,700	\$1,400
Importance Code A	\$62,400	\$500	\$1,900	\$500
Importance Code B	\$37,000	\$2,400	\$11,800	\$1,000
Importance Code C	\$10,600			
Total	\$110,000	\$2,900	\$13,700	\$1,400



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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$25,600	
Masonry: Limestone	3%	Now	\$4,500	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%	2-4	\$149,100	2052	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Windows</i>								
<i>Explanation : Thermally Inefficient</i>								
Metal Louvers	5%			2036	**	10	\$1,300	
Steel	10%	2-4	\$21,900	2052	**	5	\$2,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	78%	Now	\$28,800	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	
Metal: Cage/Fence	10%			2032	**	5-10	\$2,400	
Slate	2%	Now	\$7,200	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof At Rear Of Library</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Roof At Rear Of Library</i>								
Roof								
Modified Bitumen	98%	Now	\$35,000	2027		\$175,000		1
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof And Stair Bulkhead Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair Bulkhead Roof</i>								
Skylight, Metal/Glass	2%			2047	**	10	\$800	
Interior								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	1%			2026	\$2,000	3	\$300	
Cast in Place Concrete	25%	0-2	\$800	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room In Sub-basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room In Sub-basement</i>								
Ceramic Tile	5%			2036	**	5	\$700	
Vinyl Tile	69%			2027	\$90,300	3	\$3,800	
Interior Walls								
Ceramic Tile	5%	Now	\$800	2036	**	5	\$700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bathroom In Basement</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Plaster	85%	Now	\$9,800	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair Bulkhead At Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Interior Of Stair Bulkheadat Roof Level</i>								
Ceilings								
AcousTile,Adhered	50%			2032	**	5	\$7,400	
AcousTileConcealSpLn	20%			2044	**	5	\$3,700	
Plaster	30%	Now	\$6,100	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Stair Bulkead Ceiling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Electrical Service Rated At 200a.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$20,100	2057	**	5	\$100	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Raceway								
Conduit	90%			2047	**	1		
Conduit	10%			2027	\$3,200	1		

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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
MELROSE BRANCH LIBRARY
Asset # : 13346

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	60%			2026	\$9,300	5	\$200	
Molded Case Bkrs	40%			2026	\$6,200	5	\$100	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Staircase</i>								
Wiring								
Braided Cloth	75%			2043	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	25%	2-4	\$100	2027	\$7,200	1		
<i>Insulation Aged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Water Main Was Located In A Crawl Space Used For Storage.</i>								
Lighting								
Interior Lighting								
Fluorescent	58%			2035	**	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T8 Lamps</i>								
Incandescent	2%			2022	\$2,100	2		
LED	40%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Incandescent	5%			2022	\$1,600	2		
No Component	95%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2027	\$15,600	1	\$1,900	

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

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%	2-4	\$44,500	2040	**	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : Frequent Repairs Needed</i>								
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$500	
Terminal Devices Convactor/Radiator	100%			2040	**	1	\$3,200	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	80%			2025	\$288,000	2	\$500	
Window/Wall Unit	5%			2025	\$1,000	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Lounge</i>								
<i>Explanation : Window Unit</i>								
No Component	15%							
Distribution Ductwork/Diffusers	95%			LIFE	**	2	\$12,300	
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
No Component	5%							
Ventilation								
Distribution Ductwork/Diffusers	80%			LIFE	**	2-5	\$4,400	
No Component	20%							
Exhaust Fans Interior	80%	Now	\$2,700	2035	**	2	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Bathrooms</i>								
No Component	20%							
Plumbing								
H/C Water Piping Brass/Copper	30%			2047	**	1		
Galvanized Steel	70%			2032	**	1		
Water Heater Gas Fired	100%	0-2	\$5,900	2027	\$5,900	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Boiler</i>								
<i>Explanation : Bottom Rusted Due To Cellar Flooding. 40 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%	Now	\$700	2037	**	4	\$200
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
	Backflow Preventer No Component Generic	50%			2035	**	1	\$300
<hr/>								
	Fixtures Generic	100%						
<i>Leaking Connections, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathroom Sinks</i>								
<hr/>								
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : Book Lift - 200 Lbs Capacity</i>								
<hr/>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$109,100	\$272,800
Interior Architecture	\$585,200	\$515,600
Electrical	\$382,800	\$2,187,000
Mechanical	\$8,339,600	\$5,209,300
Total	\$9,416,700	\$8,184,700
Importance Code A	\$147,500	\$375,500
Importance Code B	\$9,176,800	\$7,745,800
Importance Code C	\$92,500	\$63,400
Total	\$9,416,700	\$8,184,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,100	\$5,100		
Interior Architecture	\$496,100	\$32,300	\$4,500	\$57,700
Electrical	\$5,700	\$6,900	\$5,700	\$26,000
Mechanical	\$97,300	\$76,500	\$47,900	\$77,500
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Total	\$667,200	\$158,700	\$96,000	\$199,100
Importance Code A	\$30,100	\$5,100		\$4,700
Importance Code B	\$637,100	\$153,600	\$96,000	\$194,400
Importance Code C				
Total	\$667,200	\$158,700	\$96,000	\$199,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2060	**	10	\$14,000	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	25%			LIFE	**	5	\$29,800	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	60%			LIFE	**	5	\$53,700	
Granite Panels	5%			LIFE	**	5	\$4,500	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Window Wall	5%			2045	**	5	\$22,400	
Windows								
Aluminum	30%			2041	**	5	\$10,200	
Metal Clad	70%	0-2	\$64,300	2033	**	5	\$74,600	
		<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>						
Parapets								
Copper/Terne	38%			2045	**	5	\$7,900	
Copper/Terne	10%			2060	**	5	\$2,100	
Masonry: Brick	50%			LIFE	**	5	\$2,100	
		<i>Spalling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Interior Face</i>						
Masonry: Limestone	2%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	95%			2030	**	10	\$44,800	
Skylight, Metal/Glass	2%			2025	\$144,500	10	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 4</i>						
Skylight, Plastic	3%			2038	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 1</i>						

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	47%	Now	\$446,000	2024	\$1,486,700	3	\$168,700	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	10%	Now	\$12,900	LIFE	**	5	\$52,300	
			<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	\$72,000	2034	**	5	\$6,000	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Panel/Paver: Cer/Brk	12%			2041	**	5	\$64,600	
Marble Panels	3%			LIFE	**	5	\$5,400	
Vinyl Tile	15%			2025	\$316,100	3	\$13,500	
Vinyl Tile	5%	Now	\$105,400	2035	**	3	\$4,500	
			<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	\$245,200	2065	**	5	\$6,700	
			<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	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,100	
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	38%			LIFE	**	5	\$63,400	
Masonry: Brick	10%			LIFE	**			
Plaster	10%	Now	\$92,500	LIFE	**	5	\$8,300	
			<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	\$20,900	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$70,200	2038	**	5	\$83,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$15,900	LIFE	**	5	\$3,700	
<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	\$5,000	LIFE	**	5	\$29,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$16,300	LIFE	**	5	\$15,000	
<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>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$38,300	2055	**	5	\$300	
<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 At 4000 Amperes And 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%	2-4	\$81,000	2055	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Fused Disc Sw	20%			2025	\$20,200	5	\$100	
Raceway								
Conduit	20%			2035	**	1		
Conduit	80%			2025	\$93,300	1		
Panelboards								
Fused Disc Sw	5%			2024	\$3,500	5	\$200	
Molded Case Bkrs	40%			2033	**	5	\$1,700	
Molded Case Bkrs	55%			2024	\$38,300	5	\$2,300	

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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.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$46,800	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2035	**	1		
Thermoplastic	30%			2025	\$35,100	1		
Motor Controllers								
Locally Mounted	69%			2023	\$172,700	5	\$700	
Motor Control Center	30%			2023	\$18,500	5	\$1,300	
Variable Frequency Drive	1%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$1,160,500	10	\$102,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2030	**	10	\$14,700	
<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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$111,700	10	\$19,300	
Exit, LED	5%			2053	**	1		
Exit, Service	45%			2025	\$10,600	1		
Exterior Lighting								
HID	100%			2025	\$625,300	10	\$500	
Alarm								
Security System								
No Component	65%							
Generic	35%			2030	**	1	\$20,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2030	**	1-3	\$39,400	

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

Heating

*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
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	\$102,700	5	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Very Old Heat Exchanger</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2024	\$96,700	4	\$4,700	
Central Plant Steam Piping/Pmp	60%			2025	\$1,574,800	4	\$7,100	
Terminal Devices								
Air Handler	60%	Now	\$26,200	2020	\$1,308,400	1	\$53,400	
<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>								
Convector/Radiator	25%			2023	\$207,600	1	\$12,900	
Fan Coil Unit/Heat	15%			2020	\$348,400	1	\$7,800	
Air Conditioning								
Energy Source								
Utility Steam	70%			2035	**	1		
Electricity	30%			2033	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2021	\$2,563,700	1	\$121,100	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Split Unit	30%			2020	\$993,100			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2025	\$132,400	4	\$8,300	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2020	\$1,217,500	1	\$69,200	
Fan Coil - 2 Pipe	30%			2020	\$885,100	1	\$15,500	
Heat Rejection								
Water Cooling Tower	100%			2029	\$588,500	2	\$160,900	
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200	
Exhaust Fans								
Interior	95%			2020	\$524,100	2	\$4,700	
Roof	5%			2020	\$12,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$1,156,000	1		
<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circulating Pump</i>								
HW Heat Exchanger								
Steam Fired	100%	0-2	\$247,000	2055	**	4	\$15,800	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$23,600	4	\$5,100	
Sewage Ejector(s)								
Electric	100%			2020	\$44,700	4	\$9,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction								
	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 4 Passenger Elevators</i>								
Hydraulic								
	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Freight</i>								
Escalators								
Under 20' Rise								
	100%			LIFE	**			
<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	\$83,600	
Sprinkler								
Generic	100%			2025	\$1,518,600	1-2	\$44,800	

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Mechanical		\$411,600
Total		\$411,600
Importance Code B		\$411,600
Total		\$411,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$33,200		\$8,000	\$1,300
Electrical	\$800	\$600	\$700	\$600
Mechanical	\$8,700	\$4,000	\$4,600	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,600	\$8,500	\$17,300	\$9,000
Importance Code A				
Importance Code B	\$24,400	\$8,500	\$17,300	\$9,000
Importance Code C	\$22,200			
Total	\$46,600	\$8,500	\$17,300	\$9,000



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

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

Asset # : 13638

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2028	\$35,200	3	\$4,000	
Ceramic Tile	10%			2038	**	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE	**	5	\$8,000	
Sheet Vinyl/Rubber	60%			2034	**	5	\$23,900	
Interior Walls								
Gypsum Board	100%			LIFE	**	5-10	\$34,300	
Ceilings								
AcousTileSusp.Lay-In	50%			2042	**	5	\$13,300	
Gypsum Board	50%	4+	\$7,000	LIFE	**	5	\$16,600	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor At Recessed Sprinkler Head</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	90%			2045	**	5	\$400	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13638

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	15%			2034	**	10	\$2,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	80%			2037	**	10	\$13,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,100	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	10%			2034	**	10		
No Component	90%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2039	**	1	\$2,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$3,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Supplied By Columbia University</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$1,300	
Terminal Devices								
Air Handler	90%			2029	\$218,200	1	\$9,900	
Convactor/Radiator	10%			2034	**	1	\$600	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$1,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$193,400	1	\$11,000	

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

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

Asset # : 13638

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,700	
Exhaust Fans								
Interior	100%			2034	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$9,000	
Sprinkler								
Generic	100%			2049	**	1-2	\$5,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : MORRISANIA BRANCH LIBRARY
Address : 610 EAST 169TH ST. @FRANKLIN AVE.
Borough : BRONX **Agency's Number** : M02
Program / Asset # : NPL0M02.000 / 13347 **Yr Built/Renovated** : 1908 / 1997
Area Sq Ft : 14,503 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2615 **Lot** : 23 **BIN** : 2004303

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$107,100
Interior Architecture	\$78,500	
Electrical	\$94,500	\$61,200
Mechanical		\$111,700
Total	\$173,100	\$280,000
Importance Code A		\$107,100
Importance Code B	\$94,500	\$172,900
Importance Code C	\$78,500	
Total	\$173,100	\$280,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,300	\$12,500		
Interior Architecture	\$54,500		\$7,600	\$1,500
Electrical	\$3,500	\$300	\$17,100	\$500
Mechanical	\$35,500	\$1,900	\$6,200	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,800	\$18,600	\$34,900	\$8,400
Importance Code A	\$14,800	\$13,900	\$1,500	\$1,400
Importance Code B	\$96,000	\$4,700	\$33,400	\$6,900
Importance Code C				
Total	\$110,800	\$18,600	\$34,900	\$8,400



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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$37,500	
Masonry: Granite	2%			LIFE	**	5	\$600	
Masonry: Limestone	3%	Now	\$8,100	LIFE	**	5	\$900	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entrance</i>								
<hr/>								
Windows								
Aluminum	100%			2035	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
<hr/>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,600	
Masonry: Limestone	5%	0-2	\$2,200	LIFE	**	5	\$300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone</i>								
<hr/>								
Roof								
Roll Roofing	100%			2026	\$69,600	5	\$24,900	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Slated For Replacement In 2017</i>								
<hr/>								
Interior								
Floors								
Carpet	10%	Now	\$31,300	2029	\$31,300	3	\$3,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Staff area</i>								
Carpet	30%			2028	\$93,800	3	\$9,800	
Cast in Place Concrete	20%			LIFE	**	5	\$9,500	
Marble Panels	10%			LIFE	**	5	\$1,600	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	15%	Now	\$12,500	2027	\$31,200	3	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Wood	10%	2-4	\$8,100	2042	**	5	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st And 2nd Floors</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
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Masonry: Brick	10%	0-2	\$40,800	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Street Facade Wall - Basement</i>								
Plaster	90%	Now	\$37,800	LIFE	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement At Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTile,Adhered	40%			2032	**	5	\$8,700	
AcousTileSusp.Lay-In	25%			2040	**	5	\$5,400	
Plaster	35%			LIFE	**	5	\$4,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,700	5	\$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$36,500	5	\$400	
<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : No Rating Available</i>								
Raceway								
Conduit	30%			2047	**	1		
Conduit	70%			2027	\$24,700	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$400	
Wiring								
Braided Cloth	10%	2-4	\$3,100	2052	**	1		
<i>Insulation Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2047	**	1		
Thermoplastic	20%			2027	\$6,300	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$32,800	10	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T12 Lamps</i>						
Fluorescent	75%			2035	**	10	\$10,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2035	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2022	\$11,000	10	\$1,800	
Exit, Service	50%			2022	\$1,200	1		
Exterior Lighting								
HID	100%			2022	\$61,800	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$14,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : Hot Water Coil In Steam Boiler</i>						
Central Plant Steam Piping/Pmp	70%			2047	**	4	\$500	
Terminal Devices								
Convactor/Radiator	90%			2032	**	1	\$4,200	
Fan Coil Unit/Heat	10%			2027	\$22,900	1	\$500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%	Now	\$33,500	2027	\$111,700	2	\$600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	10%			2022	\$3,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$6,500	
No Component	20%							
Exhaust Fans								
Roof	10%			2027	\$2,500	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2040	**	1		
Water Heater								
Gas Fired	100%			2026	\$9,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$2,300	4	\$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : MOSHOLU BRANCH LIBRARY
 Address : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.
 Borough : BRONX Agency's Number : M03
 Program / Asset # : NPL0M03.000 / 13348 Yr Built/Renovated : 1955 / 2000
 Area Sq Ft : 10,285 Project Type : NEW YORK PUBLIC LIBRARY
 Date of Survey : 11-Apr-2016 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1
 Block : 3341 Lot : 76 BIN : 2018123

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$293,600	
Interior Architecture		\$33,900
Mechanical	\$56,600	
Total	\$350,100	\$33,900
Importance Code A	\$293,600	
Importance Code B	\$56,600	\$33,900
Total	\$350,100	\$33,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$5,400		\$3,700	
Interior Architecture	\$8,500	\$400	\$4,400	\$1,700
Electrical	\$23,100	\$200	\$9,700	\$100
Mechanical	\$1,200	\$1,500	\$4,100	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$42,200	\$6,000	\$25,800	\$7,700
Importance Code A	\$5,900	\$500	\$4,200	\$500
Importance Code B	\$35,800	\$5,500	\$21,600	\$7,200
Importance Code C	\$500			
Total	\$42,200	\$6,000	\$25,800	\$7,700



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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$4,700	LIFE	**	5	\$4,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Soffit - Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Soffit - Street Facade</i>								
Masonry: Brick	50%			LIFE	**	5	\$4,000	
Masonry: Fieldstone	40%			LIFE	**	5	\$2,400	
Windows								
Aluminum	95%	Now	\$39,600	2035	**	5	\$2,300	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Awning Windows Required For Air Circulation</i>								
Glass Block	5%			LIFE	**	5	\$200	
Parapets								
Metal: Cage/Fence	10%	2-4	\$700	2032	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Roof								
Built-Up (BUR)	90%	Now	\$254,000	2037	**			1
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris on Roof, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Roof Drains</i>								
Metal Panel	10%			2032	**	10	\$3,700	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$800	
Terrazzo	5%			LIFE	**	5	\$600	
Vinyl Tile	25%	4+	\$6,800	2027	\$33,900	3	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staff Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	65%			2035	**	3	\$5,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor And Basement</i>								

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
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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

Interior

Interior Walls

Ceramic Tile	5%			2030	**	5	\$1,000	
Marble Panels	8%			LIFE	**			
Plaster	87%			LIFE	**	5	\$5,300	

Ceilings

AcousTileSusp.Lay-In	90%			2032	**	5	\$8,900	
Plaster	10%			LIFE	**	5	\$600	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$1,500	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
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Raceway

Conduit	90%			2027	\$29,200	1		
Conduit	10%			2053	**	1		

Panelboards

Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	40%			2049	**	5	\$100	
Molded Case Bkrs	55%			2026	\$8,500	5	\$100	

Wiring

Braided Cloth	80%	2-4	\$23,000	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2053	**	1		
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Motor Controllers

Locally Mounted	100%			2040	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2032	**	10	\$9,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Exit, LED	40%			2062	**	1		
Exit, Service	10%			2027	\$200	1		
Exit, Battery	50%			2035	**	10	\$300	

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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.

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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

Lighting

Exterior Lighting HID	100%			2032	**	10		
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Alarm

Security System No Component	80%							
Generic	20%			2037	**	1	\$800	

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

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$5,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
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Terminal Devices Air Handler	20%			2027	\$28,100	1	\$1,300	
Convactor/Radiator	80%			2040	**	1	\$2,700	

Air Conditioning

Energy Source Electricity	100%			2043	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	20%			2027	\$16,900	1	\$1,000	
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Exterior Pkg Unit - Cooling	70%			2022	\$56,600	2	\$400	
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R-22 Refrigerant, Extent : Moderate, Area Affected : 100%

Location : Roof

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

Location : Roof

Explanation : 2 Units

Window/Wall Unit	10%			2022	\$2,100	1		
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Terminal Devices Air Handler/Cool/Ht No Component	20%			2027	\$22,400	1	\$1,300	
	80%							

Heat Rejection Dry Cooler	20%			2027	\$10,900	2	\$1,400	
No Component	80%							

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans								
Interior	20%			2027	\$7,100	2	\$100	
Roof	80%			2027	\$13,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2047	**	1		
Galvanized Steel	60%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$6,100	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2027	\$2,900	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : MOTT HAVEN BRANCH LIBRARY
Address : 321 EAST 140TH ST. @ALEXANDER AVE.
Borough : BRONX **Agency's Number** : M04
Program / Asset # : NPL0M04.000 / 13349 **Yr Built/Renovated** : 1905 / 2003
Area Sq Ft : 16,020 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Apr-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2315 **Lot** : 18 **BIN** : 2000744

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$214,900	
Electrical		\$180,900
Mechanical	\$274,600	\$366,600
Total	\$489,500	\$547,600
Importance Code A	\$214,900	
Importance Code B	\$274,600	\$547,600
Total	\$489,500	\$547,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$48,700		\$11,900	\$3,900
Interior Architecture	\$26,100			\$4,500
Electrical	\$1,700	\$1,300	\$3,300	\$1,600
Mechanical	\$1,100	\$3,400	\$2,400	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,600	\$8,600	\$21,600	\$17,800
Importance Code A	\$49,500	\$800	\$12,900	\$4,700
Importance Code B	\$11,800	\$7,800	\$8,600	\$13,100
Importance Code C	\$20,300			
Total	\$81,600	\$8,600	\$21,600	\$17,800



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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$30,500	
Masonry: Brick	66%			LIFE	**	5	\$25,800	
Masonry: Granite	2%			LIFE	**	5	\$600	
Masonry: Limestone	10%	Now	\$26,700	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Over Entry, Window Sills, Spandrel</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Spandrels</i>								
Metal Panel	2%			2053	**	5-10	\$5,400	
Stucco Cement	10%	0-2	\$12,800	2040	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Windows								
Wood	100%	Now	\$214,900	2052	**	5	\$25,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Windows</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Face</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Transoms</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$4,400	
Masonry: Brick	60%			LIFE	**	5	\$1,400	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Metal Panel	10%			2047	**	5	\$900	
Roof								
Modified Bitumen	5%	Now	\$9,300	2037	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stepped Down Roof Above Annex</i>								
Modified Bitumen	95%			2032	**	10	\$11,500	
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%			2026	\$69,000	3	\$9,600	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	5%			2030	**	5	\$1,200	
Vinyl Tile	70%			2035	**	3	\$8,400	
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$3,700	
Masonry: Brick	10%	Now	\$18,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Walls - Basement</i>								
Plaster	5%	Now	\$900	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair - Due To Plumbing Leak</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair - Due To Plumbing Leak</i>								
Plaster	55%			LIFE	**	5	\$6,900	
Wood	5%			LIFE	**	5	\$8,300	
Ceilings								
AcousTileConcealSpLn	5%			2040	**	5	\$1,500	
Exposed Concrete	5%			LIFE	**	5	\$200	
Glass: Susp Panels	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair - 3rd Floor Landing</i>								
<i>Explanation : Decorative Glass</i>								
Gypsum Board	15%			LIFE	**	5	\$4,500	
Plaster	70%			LIFE	**	5	\$10,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$400	

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	20%			2043	**	5	\$100	
Molded Case Bkrs	70%			2035	**	5	\$300	
Wiring								
Thermoplastic	80%			2047	**	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	65%			2027	\$117,600	10	\$9,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	35%			2027	\$63,300	10	\$5,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Office</i>								
Egress Lighting								
Emergency, Battery	40%			2032	**	10	\$1,500	
Exit, LED	20%			2055	**	1		
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights</i>								

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

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation :</i>						
		<i>The Oil Tank Appears To Be Abandoned In Place.</i>						
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$7,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Natural Gas Fired Hot Water Boiler.</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$800	
Terminal Devices								
Convactor/Radiator	50%			2032	**	1	\$2,600	
No Component	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Third Floor Mechanical Equipment Room</i>						
		<i>Explanation : Air Handling Equipment Is Used For Heating Cooling And Ventilation</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%	0-2	\$180,000	2032	**	2	\$400	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Third Floor Mechanical Equipment Room</i>						
		<i>Explanation : Degraded Refrigeration System</i>						
Int Pkg Unit - Heating/Cooling	50%			2025	\$180,000	2	\$500	
Terminal Devices								
Air Handler/Dir Expansion	50%			2027	\$94,600	1		
Air Handler/Dir Expansion	50%	0-2	\$94,600	2037	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Third Floor Mechanical Equipment Room</i>						
		<i>Explanation : Defective Temperature Control System</i>						
Heat Rejection								
Dry Cooler	100%			2027	\$92,000	2	\$11,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	10%			2027	\$2,800	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Near Boiler Chimney Stack</i>						
		<i>Explanation : Equipment Serves Toilet Rooms</i>						
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Third Floor Mechanical Equipment Room</i>						
		<i>Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling And Ventilation Needs</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$10,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : MUHLENBERG BRANCH LIBRARY
Address : 209 WEST 23RD ST. @SEVENTH AVE.
Borough : MANHATTAN **Agency's Number** : M05
Program / Asset # : NPL0M05.000 / 13350 **Yr Built/Renovated** : 1906 / 2011
Area Sq Ft : 13,729 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 773 **Lot** : 38 **BIN** : 1014150

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$36,000	\$141,400
Electrical		\$299,900
Mechanical	\$182,600	\$180,800
Total	\$218,500	\$622,100
Importance Code A	\$36,000	\$141,400
Importance Code B	\$182,600	\$480,700
Total	\$218,500	\$622,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,500	\$5,000	\$15,000	\$2,700
Interior Architecture	\$228,900	\$3,500		\$6,400
Electrical	\$900	\$1,100	\$1,100	\$2,200
Mechanical	\$2,500	\$1,500	\$3,200	\$22,400
Site Pavements	\$8,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$270,000	\$15,000	\$23,300	\$37,700
Importance Code A	\$26,200	\$5,700	\$15,700	\$3,400
Importance Code B	\$226,600	\$9,300	\$7,600	\$34,300
Importance Code C	\$17,200			
Total	\$270,000	\$15,000	\$23,300	\$37,700



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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$11,600	LIFE	**	5	\$6,800	
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations - East And North Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$400	
Masonry: Limestone	25%	4+	\$36,000	LIFE	**	5	\$2,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
Metal Panel	5%			2048	**	5-10	\$3,600	
Windows								
Aluminum	15%			2044	**	5	\$600	
Steel	60%			2027	\$141,400	5	\$30,000	
Wood	25%			2036	**	5	\$10,000	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$400	
Masonry: Limestone	30%	4+	\$2,300	LIFE	**	5	\$200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Cornice - Street (South) Façade</i>								
Metal: Cage/Fence	5%			2033	**	5-10	\$300	
Slate	5%			LIFE	**	5		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones - North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones - North Facade</i>								
Roof								
Metal Panel	10%			2033	**	10	\$1,500	
Modified Bitumen	90%	0-2	\$11,600	2033	**			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof Atop Apartment</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Perimeter</i>								

Interior

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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%	Now	\$177,500	2030	**	3	\$18,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st And 2nd Floors</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Ceramic Tile	5%	2-4	\$1,100	2024	\$22,500	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	10%	2-4	\$8,400	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	2-4	\$2,000	2028	\$19,700	3	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			2031	**	5	\$3,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And 3rd Floor Apartment</i>								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Gypsum Board	15%	2-4	\$1,200	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$5,300	
Plaster	25%	Now	\$15,900	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Vacant Custodians Apartment</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Vacant Custodians Apartment</i>								
Wood	5%			LIFE	**	5	\$7,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$3,100	
Masonry:Vault Struct	8%	Now	\$13,600	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault In Basement Where Water And Electrical Mains Enter Building</i>								
Plaster	10%			LIFE	**	5	\$1,300	
Plaster	57%			LIFE	**	5	\$7,300	
Plaster	10%	Now	\$9,100	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vacant Custodians Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacant Custodians Apartment</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$8,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sidewalk At West 23rd Street Entrance</i>								

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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

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

Site Pavements

Activity Yard

Not Accessible 100%

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2038 * * 5 \$100

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

Switchgear / Switchboard

Fused Disc Sw 100% 2038 * * 5 \$100

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

Raceway

Conduit 100% 2038 * * 1

Panelboards

Fused Disc Sw 5% 2036 * * 5

Molded Case Bkrs 95% 2036 * * 5 \$300

Wiring

Thermoplastic 100% 2038 * * 1

Motor Controllers

Locally Mounted 100% 2033 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Located In The Crawlspace*

Lighting

Interior Lighting

Fluorescent 90% 2028 \$139,600 10 \$11,300

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent 5% 2033 * * 10 \$600

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

Fluorescent 5% 2033 * * 10 \$600

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices*

Egress Lighting

Emergency, Battery 50% 2028 \$10,400 10 \$1,700

Exit, LED 50% 2043 * * 1

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NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	10%			2028	\$5,800	10		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2028	\$9,400	1	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$160,400	1-3	\$8,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$6,800	
		<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%			2036	**	4	\$1,000	
Terminal Devices								
Air Handler	60%			2028	\$122,400	1	\$5,100	
Convactor/Radiator	40%			2026	\$31,100	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2023	\$58,700	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1 Unit, Roof</i>						
Split Unit	40%			2023	\$123,900			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 2 Units, Roof</i>						
No Component	10%							

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NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	40%		2028	\$58,400	1		
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	40%		2028	\$10,500	2	\$3,800	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,700	
Exhaust Fans								
	Interior	50%		2028	\$25,800	2	\$200	
	Roof	50%		2023	\$12,000	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2038	**	1		
Water Heater								
	Gas Fired	100%		2023	\$8,800	2	\$200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit</i>							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : NEW DORP BRANCH LIBRARY
Address : 309 NEW DORP LANE @ CLAWSON ST.
Borough : STATEN ISLAND **Agency's Number** : N01
Program / Asset # : NPL0N01.000 / 13351 **Yr Built/Renovated** : 1971 / 2000
Area Sq Ft : 12,000 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3643 **Lot** : 5 **BIN** : 5052750

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$473,300	
Total	\$473,300	
Importance Code A	\$473,300	
Total	\$473,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,300		\$600	
Interior Architecture	\$13,300			\$1,400
Electrical	\$300	\$200	\$12,800	\$400
Mechanical	\$800	\$700	\$1,700	\$700
Total	\$20,700	\$900	\$15,100	\$2,500
Importance Code A	\$6,900	\$600	\$1,100	\$600
Importance Code B	\$13,900	\$300	\$13,900	\$1,900
Importance Code C				
Total	\$20,700	\$900	\$15,100	\$2,500



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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.

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	40%			LIFE	**	5	\$6,400	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$7,500	
Metal Panel	15%	4+	\$400	2047	**	5	\$4,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Addition - Above Main Entrance</i>								
Slate Panels	15%			LIFE	**	5	\$1,800	
Weathering Steel	5%	4+	\$1,100	LIFE	**	1		
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Windows								
Aluminum	100%	Now	\$4,800	2043	**	5	\$600	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Casement Windows</i>								
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$700	
Metal Panel	15%			2037	**	5	\$1,100	
No Component	50%							
Roof								
Modified Bitumen	100%	Now	\$473,300	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Drains And Roof Penetrations</i>								
Interior								
Floors								
Cast in Place Concrete	3%	4+	\$300	LIFE	**	5	\$1,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
Granite Panels	7%			LIFE	**	5	\$900	
Vinyl Tile	65%			2032	**	3	\$5,700	
Wood	25%			2055	**	5	\$8,200	
Interior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
Glass Block	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$900	
Plaster	15%			LIFE	**	5	\$500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

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

Interior

Ceilings

AcousTileSusp.Lay-In	85%			2040	**	5	\$14,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$1,100	
Plaster	5%			LIFE	**	5	\$500	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$100	
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$300	

Wiring

Thermoplastic	100%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2040	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	90%			2032	**	10	\$9,900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Using T8 Lamps

Fluorescent	10%			2032	**	10	\$1,100	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, Service	50%			2032	**	1		

Exterior Lighting

HID	100%			2032	**	10		
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Alarm

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NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$1,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2047	**	1		
Natural Gas	95%			2047	**	1		
Conversion Equipment								
Furnace	95%			2027	\$26,000	1	\$5,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	5%			2027	\$10,300	2	\$300	
Terminal Devices								
Convactor/Radiator	5%			2032	**	1	\$200	
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$700	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2032	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$7,100	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
	Type	Total	(Years)		FY		(Yrs)	
Plumbing								
	Fixtures							
	Generic	100%						

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : NPL0S08.000 / 14502 **Yr Built/Renovated** : 1970 / 2010
Area Sq Ft : 148,207 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 275 **Lot** : 7501 **BIN** : 4003522

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$301,900	\$105,100
Interior Architecture	\$316,900	\$401,700
Electrical		\$135,900
Mechanical	\$87,700	\$1,565,400
Total	\$706,500	\$2,208,100
Importance Code A	\$301,900	\$105,100
Importance Code B	\$404,600	\$2,061,100
Importance Code C		\$41,900
Total	\$706,500	\$2,208,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$5,600		\$2,500	\$15,200
Interior Architecture	\$2,800		\$33,300	\$2,800
Electrical	\$24,700	\$21,900	\$27,300	\$25,300
Mechanical	\$53,200	\$55,100	\$34,400	\$78,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$94,100	\$84,900	\$105,500	\$129,600
Importance Code A	\$12,900	\$7,300	\$9,900	\$22,900
Importance Code B	\$81,200	\$77,600	\$95,600	\$106,700
Importance Code C				
Total	\$94,100	\$84,900	\$105,500	\$129,600



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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.
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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	12%			LIFE	**	5	\$45,000	
Masonry: Brick Cavity	80%	2-4	\$233,100	LIFE	**	5	\$60,000	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades, Loading Dock</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock At Lintel</i>								
Masonry: Marble	1%			LIFE	**	5	\$600	
Metal Sect. OHD	5%			2044	**	5	\$11,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,900	
Windows								
Aluminum	100%			2049	**	5	\$4,400	
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Masonry: Brick Cavity	73%	4+	\$5,600	LIFE	**	5	\$5,900	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5	\$1,600	
Metal Rail	2%			2032	**	5-10	\$2,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Roof								
Cast in Place Concrete	97%	Now	\$68,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Roof Penetrations Above 3rd Floor Labs</i>								
Roll Roofing	3%			2023		5	\$5,000	
Interior								

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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
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%			2028	\$879,700	3	\$99,800	
Cast in Place Concrete	25%			LIFE	**	5	\$121,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Sheet Vinyl/Rubber	35%			2035	**	5	\$116,500	
Vinyl Tile	10%			2035	**	3	\$11,100	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$28,000	
Gypsum Board	50%			LIFE	**	5	\$41,900	
Ceilings								
AcousTileConcealSpLn	40%			2044	**	5	\$110,900	
Exposed Concrete	35%	Now	\$258,700	LIFE	**	5	\$12,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Trench Drain From Ramp Above</i>								
Gypsum Board	25%			LIFE	**	5	\$69,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$600	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	90%			2049	**	5	\$3,500	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	5%			2044	**	5	\$100	
Variable Frequency Drive	95%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$45,600	

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2040	**	1	\$57,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 335 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$5,500	
Fuel Storage								
Day Tank								
	50%			2049	**	5	\$13,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room/ Roof</i>								
<i>Explanation : 150 Gallon Rated Capacity</i>								
Main Tank								
	50%			2062	**	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1250 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	75%			2035	**	10	\$101,900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	25%			2035	**	10	\$34,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service								
Exit, LED	50%			2035	**	1		
	50%			2062	**	1		
Exterior Lighting								
HID	10%			2035	**	10		
LED	10%			2035	**			
No Component	80%							
Alarm								
Security System								
No Component								
Generic	40%							
	60%			2035	**	1	\$33,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Storage Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital								
	100%			2035	**	1-3	\$94,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</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
NYPL SERVICES CENTER
Asset # : 14502

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	50%			2035	**	1	\$36,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Top Package Units</i>								
Hot Water Boiler	50%			2044	**	1	\$36,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2049	**	4	\$5,500	
No Component	50%							
Terminal Devices								
Air Handler	70%			2035	**	1	\$64,200	
Convactor/Radiator	10%			2040	**	1	\$4,800	
Fan Coil Unit/Heat	20%			2035	**	1	\$9,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2031	**	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Rooms</i>								
<i>Explanation : 2 Units. R-410a.</i>								
Int Pkg Unit - Heating/Cooling	50%			2028	\$1,528,600	2	\$4,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 8 Units. 1st Floor And Basement</i>								
Ext Pkg Unit - Heating/Cooling	30%			2035	**	2	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units. R-407c.</i>								
Heat Rejection								
Air Cooled Condenser Unit	30%			2035	**	2	\$31,000	
Water Cooling Tower	70%			2031	**	2	\$104,400	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</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
NYPL SERVICES CENTER
Asset # : 14502

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Dehumidifier								
No Component	60%							
Generic	40%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,600	
Exhaust Fans								
Interior	50%			2035	**	2	\$2,300	
Roof	50%			2035	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%	Now	\$26,300	2022	\$87,700	2	\$1,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Leaking Constantly With Multi-defects.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$4,700	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$5,900	
Backflow Preventer								
Generic	100%			2035	**	1	\$9,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To Loading Dock, (1) Basement To 3rd Floor, (1) Basement To Roof</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$77,500	
Sprinkler								
Generic	100%			2053	**	1-2	\$41,500	

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : OTTENDORFER BRANCH LIBRARY
Address : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE
Borough : MANHATTAN **Agency's Number** : O03
Program / Asset # : NPL0003.000 / 13355 **Yr Built/Renovated** : 1884 /
Area Sq Ft : 8,332 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jul-2013 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 464 **Lot** : 37 **BIN** : 1079841

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$129,100	\$175,100
Interior Architecture	\$46,300	
Electrical		\$120,200
Mechanical		\$47,100
Total	\$175,400	\$342,400
Importance Code A	\$129,100	\$175,100
Importance Code B	\$46,300	\$167,300
Total	\$175,400	\$342,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$37,900			
Interior Architecture	\$27,900			\$65,500
Electrical	\$35,700	\$200	\$300	\$200
Mechanical	\$20,900	\$1,300	\$1,200	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,500	\$5,500	\$5,400	\$71,000
Importance Code A	\$38,700	\$800	\$800	\$800
Importance Code B	\$83,300	\$4,600	\$4,600	\$69,700
Importance Code C	\$4,500			\$500
Total	\$126,500	\$5,500	\$5,400	\$71,000



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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	2-4	\$45,600	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$22,500	LIFE	**	5	\$13,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor Level West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor And Basement</i>								
Windows								
Aluminum	35%	2-4	\$6,800	2040	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	40%	2-4	\$2,600	2023	\$26,000	5	\$4,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	25%	0-2	\$16,200	2049	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Cornice	30%	2-4	\$4,500	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	70%							
Roof								
Modified Bitumen	98%	2-4	\$35,000	2029	\$175,100			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	2-4	\$7,800	2034	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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

**NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%	2-4	\$6,300	2023	\$62,800	3	\$6,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	5%	4+	\$1,400	2033	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2020	\$6,000	3	\$300	
Wood	50%	Now	\$46,300	2039	**	5	\$5,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor And Basement Stairs</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2033	**	5	\$1,000	
Gypsum Board	5%	2-4	\$200	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	0-2	\$4,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%			LIFE	**	5	\$4,600	
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$600	2037	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$7,400	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Third Floor</i>								
Plaster	10%	Now	\$1,800	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor And Second Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes</i>								

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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5		
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	30%			2040	**	5	\$100	
Molded Case Bkrs	70%			2032	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$6,300	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Third Floor</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Third Floor</i>						
		<i>Explanation : Third Floor Not Occupied</i>						
Thermoplastic	30%			2044	**	1		
Thermoplastic	50%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$17,000	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Lighting								
Interior Lighting								
Fluorescent	70%			2029	\$65,900	10	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First And Second Floors</i>						
		<i>Explanation : Using T-5 And T-8</i>						
Fluorescent	20%			2024	\$18,800	10	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Using T-8</i>						
HID	3%			2024	\$1,900	10		
Incandescent	7%			2024	\$6,600	2		
Egress Lighting								
Emergency, Service	70%			2029	\$3,200	1		
Exit, LED	30%			2052	**	1		
Exterior Lighting								
HID	100%			2024	\$35,500	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$5,700	1	\$600	

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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2020

\$29,200

1-3

\$1,600

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$8,300

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

Distribution

Central Plant Steam

100%

2044

* *

4

\$600

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

Now

\$4,700

2029

\$47,100

1

\$2,400

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Various Areas*

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Split Unit

15%

2029

\$28,200

*R-22 Refrigerant, Extent : Light, Area Affected : 15%**Location : Roof*

Window/Wall Unit

40%

2020

\$7,300

1

No Component

45%

Terminal Devices

Fan Coil - 2 Pipe

15%

2029

\$13,800

1

\$400

No Component

85%

Heat Rejection

Dry Cooler

15%

2029

\$4,000

2

\$900

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$500

No Component

90%

Exhaust Fans

Roof

10%

2024

\$1,500

2

No Component

90%

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2034	**	1	
	Water Heater Electric	100%			2020	\$7,800	4	\$100
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler No Component Generic	95%			2034	**	1-2	\$100

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : PARKCHESTER BRANCH LIBRARY
Address : 1985 WESTCHESTER AVE. @PUGSLEY AVE.
Borough : BRONX **Agency's Number** : P01
Program / Asset # : NPL0P01.000 / 13356 **Yr Built/Renovated** : 1985 / 2004
Area Sq Ft : 14,744 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3930 **Lot** : 59 **BIN** : 2028890

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$285,700
Mechanical		\$534,700
Total		\$820,400
Importance Code A		\$285,700
Importance Code B		\$534,700
Total		\$820,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,600		\$4,600	\$1,000
Interior Architecture	\$8,400			\$1,100
Electrical	\$300	\$300	\$2,200	\$500
Mechanical	\$1,700	\$1,800	\$2,800	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,000	\$6,100	\$13,500	\$8,000
Importance Code A	\$29,300	\$700	\$5,300	\$1,800
Importance Code B	\$13,300	\$5,300	\$8,200	\$6,300
Importance Code C	\$400			
Total	\$43,000	\$6,100	\$13,500	\$8,000



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

**NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356**

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

Exterior

Exterior Walls

Concrete Masonry Unit	40%			LIFE	**	5	\$2,800	
Masonry: Brick Cavity	60%			LIFE	**	5	\$6,800	

Windows

Aluminum	85%			2043	**	5	\$2,100	
Metal Louvers	15%			2036	**	10	\$2,300	

Parapets

Concrete Masonry Unit	18%			LIFE	**	5	\$700	
Masonry: Brick Cavity	25%			LIFE	**	5	\$900	
Metal Rail	10%			2032	**	5-10	\$6,600	
Metal: Cage/Fence	2%			2032	**	5-10	\$600	
Stucco Cement	5%			2032	**	5	\$500	
No Component	40%							

Roof

Built-Up (BUR)	100%	Now	\$28,600	2027	\$285,700			
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Ponding, Extent : Moderate, Area Affected : 25%

Location : At Roof Drains

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

Location : At Elevator Bulkhead And Lower Roof

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2030	**	5	\$500	
Vinyl Tile	85%			2032	**	3	\$4,300	

Interior Walls

Ceramic Tile	5%			2030	**	5	\$800	
Concrete Masonry Unit	55%			LIFE	**	5	\$3,600	
Gypsum Board	40%			LIFE	**	5	\$4,000	

Ceilings

AcousTileSusp.Lay-In	90%			2040	**	5	\$9,800	
AcousTileSusp.Lay-In	10%	Now	\$1,800	2032	**	5	\$500	

Staining/Discoloring, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amperes Main Disconnect Switch

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$400	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5		
Variable Frequency Drive	70%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$10,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2035	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	15%			2035	**	10	\$2,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$1,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$1,100	
Terminal Devices								
Air Handler	50%			2032	**	1	\$4,600	
Convactor/Radiator	50%			2040	**	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2028	\$534,700	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
Exhaust Fans								
Interior	60%			2032	**	2	\$300	
Roof	40%			2032	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2053	**	1		
Galvanized Steel	30%			2044	**	1		
Water Heater								
Gas Fired	100%			2025	\$8,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : PELHAM BAY BRANCH LIBRARY
Address : 3060 MIDDLETOWN RD. @JARVIS AVE.
Borough : BRONX **Agency's Number** : P02
Program / Asset # : NPL0P02.000 / 13357 **Yr Built/Renovated** : 1975 / 2007
Area Sq Ft : 9,505 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5404 **Lot** : 2 **BIN** : 2074963

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$227,500	
Electrical		\$98,600
Total	\$227,500	\$98,600
Importance Code A	\$227,500	
Importance Code B		\$98,600
Total	\$227,500	\$98,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,000			\$1,000
Interior Architecture	\$10,500			\$1,600
Electrical	\$1,500	\$900	\$2,600	\$1,100
Mechanical	\$2,000	\$3,400	\$9,100	\$3,700
Total	\$55,000	\$4,300	\$11,700	\$7,400
Importance Code A	\$41,500	\$500	\$600	\$1,500
Importance Code B	\$13,500	\$3,800	\$11,100	\$5,900
Importance Code C				
Total	\$55,000	\$4,300	\$11,700	\$7,400



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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$30,100	LIFE	**	5	\$19,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%			2043	**	5	\$2,000	
<hr/>								
Parapets								
Pre-Cast Concrete	30%	0-2	\$11,000	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Masonry Screen Wall At Rooftop Equipment Failed</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Copings At Masonry Screen Wall Failed</i>								
<hr/>								
No Component	70%							
<hr/>								
Roof								
Modified Bitumen	100%	0-2	\$227,500	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Terrazzo	5%			LIFE	**	5	\$600	
Vinyl Tile	90%			2032	**	3	\$6,400	
<hr/>								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$6,100	
Glass: Single Pane	5%			LIFE	**	5	\$600	
<hr/>								
Ceilings								
AcousTileConcealSpLn	100%			2040	**	5	\$17,800	
<hr/>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2047	**			
<hr/>								
Retaining Walls								
Masonry: Brick	100%			2037	**			
<hr/>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	**			

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

Under 600 Volts

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$33,500	5	\$300
Raceway								
	Conduit	100%			2037	**	1	
Panelboards								
	Molded Case Bkrs	100%			2035	**	5	\$300
Wiring								
	Thermoplastic	100%			2037	**	1	
Motor Controllers								
	Locally Mounted	100%			2032	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$100
Lighting								
Interior Lighting								
	Fluorescent	100%			2027	\$98,600	10	\$8,700
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
	Exit, Service	100%			2022	\$1,400	1	
Exterior Lighting								
	HID	90%			2027	\$33,500	10	
	Incandescent	10%	4+	\$300	2027	\$3,200	2	
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Step Lighting</i>								
Alarm								
Security System								
	Generic	100%			2032	**	1	\$3,600
Fire/Smoke Detection								
	Generic, Digital	100%			2032	**	1-3	\$6,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source								
	Natural Gas	100%			2047	**	1	
Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$4,700

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
Terminal Devices								
Air Handler	60%			2035	**	1	\$3,500	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Convactor/Radiator	40%			2040	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2032	**	1	\$4,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$12,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$5,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Heat Rejection								
Dry Cooler	100%			2035	**	2	\$6,600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rooftop</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
		<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughtout</i>						
Exhaust Fans								
Interior	10%			2022		2	\$3,300	
Roof	90%			2027		2	\$13,800	\$300
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2047	**	1		
Galvanized Steel	50%			2040	**	1		
Water Heater								
Gas Fired	100%			2025		2	\$5,600	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 1 - 40 Gallon</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027		4	\$1,400	\$200

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

**NEW YORK PUBLIC LIBRARY - 035
 PELHAM BAY BRANCH LIBRARY
 Asset # : 13357**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	95%			2032		*		
Generic	5%					*	1	
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : PORT RICHMOND BRANCH LIBRARY
Address : 75 BENNETT ST. @HEBERTON AVE.
Borough : STATEN ISLAND **Agency's Number** : P03
Program / Asset # : NPL0P03.000 / 13358 **Yr Built/Renovated** : 1905 /
Area Sq Ft : 9,757 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-May-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1007 **Lot** : 26 **BIN** : 5023763

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$49,000
Electrical	\$36,400	\$176,400
Mechanical	\$50,500	\$495,800
Total	\$86,800	\$721,300
Importance Code A		\$79,500
Importance Code B	\$86,800	\$641,800
Total	\$86,800	\$721,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,500			\$1,600
Interior Architecture	\$28,200	\$700		\$2,600
Electrical	\$4,900	\$1,000	\$44,800	\$900
Mechanical	\$6,600	\$1,400	\$10,600	\$1,400
Site Enclosure	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,700	\$7,100	\$59,300	\$10,600
Importance Code A	\$30,000	\$500	\$500	\$2,100
Importance Code B	\$34,000	\$6,600	\$58,800	\$8,400
Importance Code C	\$9,700			
Total	\$73,700	\$7,100	\$59,300	\$10,600



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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$17,300	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Stucco Cement	20%	Now	\$15,100	2032	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$3,300	
Parapets								
Wood Cornice	100%	Now	\$14,400	2037	**	5	\$17,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%			2036	**	10	\$2,500	
Interior								
Floors								
Carpet	35%			2026	\$73,600	3	\$10,200	
Ceramic Tile	5%			2030	**	5	\$700	
Vinyl Tile	35%			2027	\$49,000	3	\$1,900	
Vinyl Tile	5%	Now	\$7,000	2037	**	3	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Apartment</i>								
Vinyl Tile 9" X 9"	2%			2027	\$3,600	3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell From Basement To First Floor</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	15%			2055	**	5	\$4,100	
Wood	3%	Now	\$4,900	2055	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor 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.
** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$800	
Plaster	70%			LIFE	**	5	\$3,400	
Plaster	20%	Now	\$8,700	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof Stair, Basement And 2nd Floor Apartment</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Stair, Basement And 2nd Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Stair And 2nd Floor Apartment</i>								
Wood	5%			LIFE	**	5	\$3,200	
Ceilings								
Plaster	90%			LIFE	**	5	\$8,400	
Plaster	5%	Now	\$2,200	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
Wood	5%			LIFE	**	5	\$6,600	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	4+	\$600	2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Driveway Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two (2) 200 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Toggle Switch	5%	0-2	\$800	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Molded Case Bkrs	45%			2035	**	5	\$100	
Molded Case Bkrs	50%			2043	**	5	\$100	

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$3,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	90%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	67%			2027	\$73,800	10	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And First Floor</i>								
<i>Explanation : Using T8 Lamps</i>								
Incandescent	33%			2022	\$36,400	2	\$100	
Egress Lighting								
Emergency, Service	60%			2022	\$3,200	1		
Exit, Service	40%			2022	\$600	1		
Exterior Lighting								
HID	75%			2022	\$31,200	10		
Incandescent	25%			2022	\$8,800	2		
Alarm								
Security System								
Generic	100%			2027	\$33,300	1	\$3,600	
Fire/Smoke Detection								
No Component	10%							
Generic, Digital	90%			2027	\$102,600	1-3	\$5,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2025	\$79,500	1	\$4,800	
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$16,100	4	\$500	
Terminal Devices								
Convactor/Radiator	5%			2025	\$2,800	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Cast Iron Radiators Are Obsolete</i>								
Fan Coil Unit/Heat	95%			2027	\$146,700	1	\$3,000	

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2027	\$52,500	1	\$2,700
	Window/Wall Unit	30%			2022	\$6,400	1	
	No Component	10%						
Terminal Devices								
	Fan Coil - 4 Pipe	100%			2027	\$217,200	1	\$3,200
Heat Rejection								
	Dry Cooler	100%			2022	\$50,500	2	\$6,800
Ventilation								
Distribution								
	Not Accessible	100%						
Exhaust Fans								
	Interior	30%			2032	**	2	\$100
	Wall Unit	30%			2022	\$1,100	2	\$100
	No Component	40%						
Plumbing								
H/C Water Piping								
	Brass/Copper	40%			2037	**	1	
	Galvanized Steel	60%			2032	**	1	
Water Heater								
	Gas Fired	100%			2025	\$6,300	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 40 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%	Now	\$3,800	LIFE	**	1	
				<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Working Room In Basement Level</i>				
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : C, B, M.</i>				
				<i>Explanation : 1 Unit</i>				

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : RICHMONDTOWN BRANCH LIBRARY
Address : 200 CLARKE AVE. @ AMBER ST.
Borough : STATEN ISLAND **Agency's Number** : R03
Program / Asset # : NPL0R03.000 / 13387 **Yr Built/Renovated** : 1972 / 1996
Area Sq Ft : 14,447 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4470 **Lot** : 1 **BIN** : 5060744

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$430,600	
Interior Architecture		\$91,300
Electrical	\$39,600	
Mechanical		\$164,900
Total	\$470,100	\$256,200
Importance Code A	\$430,600	
Importance Code B	\$39,600	\$256,200
Total	\$470,100	\$256,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$300			\$1,600
Interior Architecture	\$13,700	\$1,200		\$7,400
Electrical	\$200	\$300	\$57,800	\$200
Mechanical	\$1,400	\$1,200	\$2,500	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,600	\$6,600	\$64,300	\$14,400
Importance Code A	\$1,000	\$800	\$700	\$2,400
Importance Code B	\$18,600	\$5,500	\$63,600	\$12,000
Importance Code C		\$400		
Total	\$19,600	\$6,600	\$64,300	\$14,400



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

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

Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$41,000	LIFE	**	5	\$26,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Window At Northwest Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	60%			2043	**	5	\$3,200	
Steel	15%	Now	\$43,500	2052	**	5	\$5,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
Wood	25%	Now	\$39,000	2052	**	5	\$6,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$100	
Masonry: Limestone	5%	Now	\$300	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At North And South Sections Of Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At North And South Parapets</i>								
No Component	80%							

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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.

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	50%	Now	\$77,700	2047	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout - High Wing</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : High Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Second Floor</i>								
Modified Bitumen	48%	Now	\$229,500	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North East Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above North East Corner Entrance And Roof Penetrations</i>								
Skylight, Plastic	2%			2044	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
Interior								
Floors								
Carpet	67%			2026	\$181,000	3	\$27,400	
Cast in Place Concrete	5%	4+	\$1,100	LIFE	**	5	\$2,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$1,000	
Ceramic Tile	3%			2036	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Staff Bathrooms</i>								
Vinyl Tile	20%			2032	**	3	\$2,000	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Staff Bathrooms</i>								
Concrete Masonry Unit	47%			LIFE	**	5	\$4,600	
Glass: Single Pane	3%			LIFE	**	5	\$600	
Gypsum Board	40%			LIFE	**	5	\$5,900	
Masonry: Brick	2%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			

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

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2040	**	5	\$10,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor And Staff Area</i>								
Wood	50%			LIFE	**	5	\$91,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Community Room</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes, One 300 Amperes, And Two 200 Amperes Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	70%			2027	\$22,700	1		
Conduit	30%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	7%			2026	\$1,100	5		
Fused Disc Sw	3%			2043	**	5		
Molded Case Bkrs	60%			2026	\$9,300	5	\$200	
Molded Case Bkrs	30%			2043	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	70%			2027	\$20,100	1		
Thermoplastic	30%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$100	
Generic	50%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$12,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

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

Lighting

Egress Lighting

Emergency, Battery	50%			2022	\$10,100	10	\$1,700	
Exit, Service	50%			2022	\$1,100	1		

Exterior Lighting

Fluorescent	30%			2032	**	10	\$400	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Front And Back Of The Building

HID	70%			2022	\$39,600	10		
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Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2022	\$31,000	1-3	\$1,800	

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

Heating

Energy Source

Electricity	40%			2047	**	1		
Natural Gas	60%			2047	**	1		

Conversion Equipment

Furnace	40%			2032	**	1	\$2,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : Exterior Units. 4 Units

Hot Water Boiler	50%			2040	**	1	\$3,600	
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Other Observation, Extent : Light, Area Affected : 20%

Location : Boiler Room

Explanation : Gas Fired, 1 Unit

Radiant Heater	10%			2027	\$24,800	2	\$700	
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Other Observation, Extent : Light, Area Affected : 10%

Location : Various

Explanation : Electric Baseboard Radiators

Distribution

Hot Wtr Piping/Pump	20%			2043	**	4	\$100	
No Component	80%							

Terminal Devices

Convactor/Radiator	20%			2040	**	1	\$900	
No Component	80%							

Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2028	\$59,600	2	\$200
				<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
	Reciprocating Compr/Chiller	20%			2032	**	1	\$1,300
	Ext Pkg Unit - Heating/Cooling	60%			2027	\$105,300	2	\$500
				<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Heat Rejection								
	Dry Cooler	20%			2032	**	2	\$2,000
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100
Exhaust Fans								
	Interior	10%			2032	**	2	
	Roof	90%			2032	**	2	\$400
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2025	\$8,500	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 2nd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2047	**	1-2	\$200

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : RIVERDALE BRANCH LIBRARY
Address : 5540 MOSHOLU AVE. @W. 256 STREET
Borough : BRONX **Agency's Number** : R01
Program / Asset # : NPL0R01.000 / 13361 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5848 **Lot** : 1729 **BIN** : 2084790

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$99,500	
Electrical		\$47,700
Mechanical		\$91,100
Total	\$99,500	\$138,700
Importance Code A	\$99,500	
Importance Code B		\$138,700
Total	\$99,500	\$138,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,300		\$8,500	
Interior Architecture	\$29,400	\$100	\$3,400	
Electrical	\$5,800	\$300	\$4,200	\$300
Mechanical	\$400	\$1,500	\$4,000	\$1,500
Site Enclosure	\$3,000			
Total	\$79,900	\$1,900	\$20,200	\$1,900
Importance Code A	\$43,200	\$400	\$8,900	\$400
Importance Code B	\$6,900	\$1,500	\$11,300	\$1,500
Importance Code C	\$29,800			
Total	\$79,900	\$1,900	\$20,200	\$1,900



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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$48,700	LIFE	**	5	\$15,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North And East Walls</i>								
Windows								
Aluminum	100%			2049	**	5	\$300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
Masonry: Brick	32%			LIFE	**	5	\$1,000	
Masonry: Brick	8%	Now	\$14,300	LIFE	**	5	\$200	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 100%</i>								
<i>Location : End Of Parapet Wall At Rear Of Flat Roof</i>								
Metal Rail	15%			2032	**	5-10	\$8,100	
Metal: Cage/Fence	40%	4+	\$24,600	2047	**	5	\$3,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Low Roof Area Around Mechanical Equipment</i>								
Roof								
Asphalt Shingle	80%			2030	**	10	\$2,400	
Built-Up (BUR)	20%			2022	\$50,800	10	\$3,600	
<i>Alligatoring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Scattered Locations</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At End Of Roof</i>								
Interior								
Floors								
Carpet	94%			2028	\$90,400	3	\$10,300	
Ceramic Tile	3%			2036	**	5	\$200	
Vinyl Tile	3%	4+	\$1,900	2037	**	3	\$100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Offices - Book Carts Have Damaged Floors</i>								
Interior Walls								
Concrete Masonry Unit	90%	Now	\$21,000	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At South And East Walls</i>								
Wood	10%	4+	\$5,800	LIFE	**	5	\$8,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Damage At Base Of Wood Walls In Children Reading Area</i>								
Ceilings								
AcousTileConcealSpLn	15%			2040	**	5	\$1,400	
Exposed Struc: Wood	80%			LIFE	**			
Wood	5%			LIFE	**	5	\$3,200	
Site Enclosure								

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

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

Site Enclosure

Free Standing Walls
Masonry: Brick

100% Now \$3,000 2053 * *

Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%

Location : Concrete Copings At Top Of Wall Need Caulking

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2040 * *

On-Site Walkways

Cast in Place Concrete 100% 2040 * *

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% Now \$1,500 2057 * * 5

Mech. Misoperation, Extent : Moderate, Area Affected : 100%

Location : Main Switch Trips Every 2 Months

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

Location : Electrical Room

Explanation : One 200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw 100% 2037 * * 5

Raceway

Conduit 100% 2037 * * 1

Panelboards

Molded Case Bkrs 50% 2035 * * 5 \$100

Molded Case Bkrs 50% 2043 * * 5 \$100

Wiring

Thermoplastic 50% 2047 * * 1

Thermoplastic 50% 2037 * * 1

Motor Controllers

Locally Mounted 100% 2032 * * 5 \$100

Ground

Grounding Devices
Generic

100% 2-4 \$3,900 LIFE * * 5 \$100

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

Location : Water Main

Explanation : Corroded

Lighting

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
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2027	\$3,900	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	90%			2027	\$47,700	10	\$200	
Incandescent	5%			2022	\$3,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Restrooms</i>								
<i>Explanation : Incandescent Lighting Observed</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$1,900	1		
Exit, Service	50%			2027	\$600	1		
Alarm								
Security System								
Generic	100%			2027	\$23,500	1	\$2,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2047	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Conversion Equipment Furnace	100%			2027	\$17,100	1	\$3,700	
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2027	\$91,100	2	\$500	
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Heat Rejection Air Cooled Condenser Unit	100%			2027	\$14,700	2	\$5,200	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans Interior	100%			2032	**	2	\$200	
Plumbing								

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NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2040	**	1	
Water Heater	Electric	20%			2025	\$1,300	4	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Restroom</i>					
			<i>Explanation : 1-5 Gallon</i>					
	Gas Fired	80%			2025	\$3,600	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 1-40 Gallon</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Fixtures	Generic	100%						

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 29-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PEN
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$179,800	\$91,000
Interior Architecture	\$47,600	\$100,100
Electrical	\$291,400	
Mechanical		\$198,800
Total	\$518,800	\$389,800
Importance Code A	\$179,800	\$91,000
Importance Code B	\$339,000	\$298,800
Total	\$518,800	\$389,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$42,300		\$25,500	
Interior Architecture	\$9,900	\$3,600	\$9,200	\$4,300
Electrical	\$1,400	\$1,100	\$37,200	\$1,100
Mechanical	\$21,500	\$12,900	\$24,300	\$15,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$85,000	\$27,500	\$106,100	\$30,600
Importance Code A	\$46,000	\$3,700	\$29,200	\$3,700
Importance Code B	\$39,000	\$23,100	\$76,800	\$27,000
Importance Code C		\$800		
Total	\$85,000	\$27,500	\$106,100	\$30,600



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

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

Asset # : 1925

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$91,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor Stacks And Stairwell</i>								
Window Wall	5%			2047	**	5	\$18,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Facade</i>								
<i>Explanation : Fritted Glass</i>								
Windows								
Aluminum	85%	Now	\$136,400	2035	**	5	\$5,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : East Facade - Soffits Above Windows At Offices And South Facing Transom Windows</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Windows</i>								
Glass Block	10%	Now	\$3,200	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade At Offices</i>								
Metal Louvers	5%			2030	**	10	\$3,900	
Parapets								
Masonry: Brick Cavity	30%	Now	\$6,000	LIFE	**	5	\$1,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade Above Bay Window</i>								
Metal Panel	5%			2047	**	5	\$800	
Metal Rail	35%			2032	**	5-10	\$26,500	
Metal Rail	25%	0-2	\$28,900	2047	**	5	\$7,400	
<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	\$400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Coping</i>								

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

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

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

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

Asset # : 1925

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	65%	Now	\$43,400	2032		**		
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout And At Pitch Pockets</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Rooftop Units And Bay Window Roof - West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In 4th Floor Stacks Throughout</i>								
Under Construction	35%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Langston Hughes Wing</i>								
<i>Explanation : Repairs In Progress</i>								
Interior								
Floors								
Carpet	15%			2026	\$112,700	3	\$17,000	
Cast in Place Concrete	20%			LIFE	**	5	\$24,900	
Ceramic Tile	5%			2036	**	5	\$2,800	
Cork Tile	5%			2037	**	5	\$2,500	
Marble Panels	5%			LIFE	**	5	\$2,100	
Terrazzo	10%			LIFE	**	5	\$4,400	
Vinyl Tile	20%			2027	\$100,100	3	\$4,300	
Wood	5%			2042	**	5	\$5,300	
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Interior Renovation</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,500	
Concrete Masonry Unit	20%			LIFE	**	5	\$2,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
Gypsum Board	40%			LIFE	**	5	\$7,300	
Metal Panel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$900	
Wood	5%			LIFE	**	5	\$6,000	
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Interior Renovation</i>								

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
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

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

Interior

Ceilings

AcousTileConcealSpLn	10%	Now	\$47,600	2047	**	5	\$3,600	
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Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : 2nd Floor Manuscripts Area

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : 2nd Floor Manuscripts Area

AcousTileConcealSpLn	15%			2032	**	5	\$10,700	
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AcousTileSusp.Lay-In	20%			2040	**	5	\$11,400	
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Exposed Concrete	25%			LIFE	**	5	\$2,200	
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Exposed Struc: Steel	5%			LIFE	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Actually Metal Decking

Metal Panel	5%			LIFE	**	5	\$3,600	
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Plaster	5%			LIFE	**	5	\$1,800	
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Under Construction	15%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : 2nd Floor

Explanation : Interior Renovation

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2027	\$2,500	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Ampere Main Disconnect Switch

Fused Disc Sw	50%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2027	\$16,700	5	\$100	
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Fused Disc Sw	50%			2047	**	5	\$100	
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Raceway

Conduit	60%			2027	\$19,500	1		
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Conduit	40%			2047	**	1		
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Panelboards

Fused Disc Sw	7%			2026	\$2,200	5	\$100	
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Fused Disc Sw	3%			2043	**	5		
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Molded Case Bkrs	60%			2026	\$18,600	5	\$600	
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Molded Case Bkrs	30%			2043	**	5	\$300	
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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	70%			2027	\$20,100	1		
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2040	**	5		
Motor Control Center	90%			2040	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Metal Water Pipe</i>						
Generic	50%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$291,400	10	\$25,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2035	**	10	\$5,500	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	10%			2032	**	10	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2032	**	10	\$1,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$4,800	
Exit, LED	40%			2055	**	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$3,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$5,100	

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

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
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	15%			2027	\$13,800	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Part Of AC Units</i>						
		<i>Explanation : 6 Units</i>						
Steam Boiler	85%			2040	**	1	\$33,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	15%			2043	**	4	\$300	
Central Plant Steam Piping/Pmp	85%			2037	**	4	\$2,500	
Terminal Devices								
Air Handler	80%			2032	**	1	\$19,900	
Convactor/Radiator	20%			2040	**	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2032	**	1	\$15,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Chillers</i>						
Ext Pkg Unit - Heating/Cooling	15%			2027	\$73,100	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2047	**	4	\$1,700	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$24,800	
Heat Rejection								
Water Cooling Tower	85%			2028	\$125,600	2	\$34,300	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,400	
Exhaust Fans								
Interior	85%			2032	**	2	\$1,000	
Roof	15%			2027	\$9,700	2	\$200	
Plumbing								

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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
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2040	**	1	
Water Heater	Gas Fired	100%			2025	\$23,800	2	\$600
HW Heat Exchanger	Steam Fired	100%			2047	**	4	\$4,000
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Submersible	100%			2020	\$1,300	4	\$1,300
Sewage Ejector(s)	Electric	100%			2032	**	4	\$2,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%			2047	**	1-5	\$10,500
Sprinkler								
	No Component	50%						
	Generic	50%			2047	**	1-2	\$5,600
Fire Pump								
	Generic	100%			2036	**	1	\$7,500

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

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

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 09-Jan-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$608,200	\$357,900
Interior Architecture	\$147,000	\$56,900
Electrical		\$532,200
Mechanical		\$151,800
Total	\$755,200	\$1,098,800
Importance Code A	\$608,200	\$447,600
Importance Code B	\$42,700	\$594,300
Importance Code C	\$104,300	\$56,900
Total	\$755,200	\$1,098,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$47,600		\$2,200	
Interior Architecture	\$72,900	\$19,900	\$29,100	\$4,100
Electrical	\$800	\$800	\$1,300	\$800
Mechanical	\$20,100	\$2,400	\$13,600	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,500	\$26,900	\$50,100	\$11,100
Importance Code A	\$49,000	\$1,400	\$3,600	\$1,400
Importance Code B	\$52,000	\$25,600	\$46,500	\$5,700
Importance Code C	\$44,600			\$4,100
Total	\$145,500	\$26,900	\$50,100	\$11,100



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
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$199,400	LIFE	* *	5	\$58,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Alley Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	12%	Now	\$247,600	LIFE	* *	5	\$7,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	18%			LIFE	* *	5	\$22,600	
Windows								
Wood	100%			2037	* *	5	\$172,100	
Parapets								
Masonry: Brick	20%			LIFE	* *	5-10	\$29,000	
Masonry: Limestone	5%			LIFE	* *	5-10	\$12,900	
Metal Cornice	25%			2044	* *	10	\$17,100	
<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%			2046	* *	5-10	\$191,200	
Roof								
Built-Up (BUR)	25%			2029	\$97,200	10	\$6,300	
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Rooftop Units</i>								
Cement-Fiber Panel	25%			2042	* *	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sloped Roof</i>								
<i>Explanation : Composite Roofing To Represent Clay Tile</i>								
Modified Bitumen	50%			2037	* *	10	\$12,700	
Soffits								
Copper/Terne	100%			2064	* *	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Overhang</i>								
<i>Explanation : Roof Overhang</i>								
Interior								
Floors								
Carpet	20%			2030	* *	3	\$16,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$12,200	
Ceramic Tile	5%			2042	* *	5	\$2,800	
Sheet Vinyl/Rubber	20%			2037	* *	5	\$16,700	
Vinyl Tile	15%			2037	* *	3	\$3,100	
Wood	35%			2057	* *	5	\$36,600	

*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
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$8,200	
Gypsum Board	58%			LIFE	**	5-10	\$161,200	
Plaster	35%			LIFE	**	5-10	\$48,600	
Wood	2%			LIFE	**	5	\$26,200	
Ceilings								
AcousTileConcealSpLn	25%			2046	**	5	\$17,400	
AcousTileSusp.Lay-In	20%			2046	**	5	\$11,100	
Exposed Struc: Steel	20%			LIFE	**	10	\$22,300	
Gypsum Board	35%			LIFE	**	5-10	\$67,000	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049	**			
Iron Picket	20%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Alley</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$36,500	5	\$100	
Raceway								
Conduit	90%			2029	\$31,800	1		
Conduit	10%			2055	**	1		
Panelboards								
Molded Case Bkrs	80%			2037	**	5	\$600	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Thermoplastic	80%			2039	**	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$51,100	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2824

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	95%			2029	\$295,500	10	\$24,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout</i>					
Incandescent	5%			2029	\$15,600	2		
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Third Floor Explanation : Downlights And Track Lights</i>					
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,300	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	100%			2029	\$117,300	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$3,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$5,100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	60%			2034	**	1	\$8,200	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Air Conditioning Units Explanation : 2 Units</i>					
Hot Water Boiler	40%			2027	\$89,700	1	\$5,500	
Distribution								
Hot Wtr Piping/Pump	20%			2037	**	4	\$400	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2042	**	1	\$1,800	
No Component	80%							
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	90%			2034	**	2	\$1,500
	Split Unit	10%			2034	**		
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$44,800
Dehumidifier								
	Not Accessible	100%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,300
Exhaust Fans								
	Interior	60%			2029	\$62,100	2	\$500
	Roof	40%			2029	\$19,300	2	\$300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
Water Heater								
	Electric	100%			2027	\$25,600	4	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor, Located In Langston Hughes Hall</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%			2049	**	1-5	\$6,900
Sprinkler								
	No Component	75%						
	Generic	25%			2039	**	1-2	\$1,900

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 01-Nov-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Floors 1,2,Mez
Block : 864 **Lot** : 7502 **BIN** : 1017097

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$309,100	\$191,600
Electrical	\$620,100	\$456,000
Mechanical	\$265,500	\$8,971,200
Total	\$1,194,700	\$9,618,800
Importance Code B	\$1,131,200	\$9,555,400
Importance Code C	\$63,400	\$63,400
Total	\$1,194,700	\$9,618,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$115,600		\$94,200	\$6,100
Electrical	\$5,100	\$2,400	\$6,400	\$2,400
Mechanical	\$56,900	\$35,100	\$73,700	\$28,400
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$193,400	\$53,300	\$190,100	\$52,700
Importance Code A			\$5,400	
Importance Code B	\$166,000	\$53,300	\$183,600	\$52,700
Importance Code C	\$27,400		\$1,100	
Total	\$193,400	\$53,300	\$190,100	\$52,700



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

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

Asset # : 4227

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	75%			2028	\$2,637,000	3	\$274,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$53,400	
Ceramic Tile	5%			2038	**	5	\$12,200	
Terrazzo	10%			LIFE	**	5	\$38,200	
Vinyl Tile	5%			2034	**	3	\$4,600	
Interior Walls								
Cast in Place Concrete	5%	Now	\$3,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2042	**	5	\$2,300	
Gypsum Board	45%			LIFE	**	5-10	\$34,600	
Masonry: Brick	5%			LIFE	**	10	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mechanical Spaces</i>								
Plaster	5%	Now	\$1,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Sub-basement</i>								
Wood	35%			LIFE	**	5	\$126,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$73,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Staff Areas</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$48,800	
Gypsum Board	30%			LIFE	**	5-10	\$251,800	
Masonry: Infill Arch	20%			LIFE	**	10	\$24,400	
Plaster	10%	Now	\$18,100	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Mechanical Area</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</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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**NEW YORK PUBLIC LIBRARY - 035
SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

Asset # : 4227

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2034	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Kilo-volt-ampere, 480v-208v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$800	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$200	
Fused Disc Sw	5%			2037	**	5	\$200	
Molded Case Bkrs	60%			2037	**	5	\$2,900	
Molded Case Bkrs	30%			2037	**	5	\$1,400	
Wiring								
Thermoplastic	70%			2049	**	1		
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$200	
Motor Control Center	60%			2042	**	5	\$3,000	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,400	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$83,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2029	\$310,000	10	\$25,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%	0-2	\$620,100	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	3%			2029	\$62,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Main Area</i>								
<i>Explanation : 500 Watt Halogen Fixtures In Ground Floor Main Area</i>								
LED	2%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Meeting Rooms</i>								

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

Asset # : 4227

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$22,100	
Exit, LED	30%			2057	**	1		
Exit, Service	20%			2034	**	1		

Alarm

Security System								
No Component	65%							
Generic	35%			2034	**	1	\$23,900	
Fire/Smoke Detection								
No Component	65%							
Not Accessible	35%							

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

Heating

Energy Source								
Utility Steam	100%			2039	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$10,900	

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

Location : Basement

Explanation : 2 Heat Exchangers

Distribution								
Hot Wtr Piping/Pump	40%			2037	**	4	\$5,400	
Central Plant Steam Piping/Pmp	60%			2039	**	4	\$5,400	
Terminal Devices								
Convactor/Radiator	90%			2034	**	1	\$53,200	
Fan Coil Unit/Heat	10%			2034	**	1	\$5,900	

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	\$7,229,200	2	\$11,200	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$9,000	
Heat Rejection								
Water Cooling Tower	100%	0-2	\$220,100	2027	\$733,700	2	\$147,300	

Corroded, Extent : Severe, Area Affected : 30%

Location : Roof

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$161,600	
Exhaust Fans								
Interior	100%			2029	\$687,900	2	\$5,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$28,800	2039	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main, Lower Level</i>								
Water Heater								
Electric	100%			2027	\$170,300	4	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallons</i>								
HW Heat Exchanger								
Steam Fired	100%			2049	**	4	\$27,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$55,700	4	\$10,900	
Backflow Preventer								
Generic	100%			2029	\$49,100	1	\$11,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction								
	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement To 7th Floor</i>								
<i>Explanation : 2 Freight Units</i>								
Hydraulic								
	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : L L- G</i>								
<i>Explanation : 2 Pass Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$92,300	
Sprinkler								
Generic	100%			2049	**	1-2	\$51,300	
Fire Pump								
Not Accessible	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : SEDGWICK BRANCH LIBRARY
Address : 1701 MARTIN LUTHER KING JR. BLVD @W. 176 ST.
Borough : BRONX **Agency's Number** : S03
Program / Asset # : NPL0S03.000 / 13365 **Yr Built/Renovated** : 1951 / 2000
Area Sq Ft : 7,360 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2878 **Lot** : 224 **BIN** : 2009005

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,400		\$15,500	\$1,600
Interior Architecture	\$1,400	\$500	\$5,500	\$22,700
Electrical	\$300	\$300	\$7,200	\$400
Mechanical	\$1,000	\$500	\$4,200	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$25,900	\$5,300	\$36,500	\$29,100
Importance Code A	\$19,900	\$200	\$16,100	\$1,800
Importance Code B	\$6,000	\$4,800	\$20,400	\$27,300
Importance Code C		\$300		
Total	\$25,900	\$5,300	\$36,500	\$29,100



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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	35%	2-4	\$12,900	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cracking Evident At Face Of Panels Along Side Wall (Park Side)</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$7,900	
Metal Panel	15%			2047	**	5-10	\$25,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Dents From Vandalism Evident</i>								
Windows								
Aluminum	100%			2043	**	5	\$3,100	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$1,000	
Metal Panel	3%			2047	**	5	\$200	
Metal Rail	25%			2040	**	5-10	\$8,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$200	
Stucco Cement	25%			2040	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : This Component Is Actually Cement Fiber Board.</i>								
Roof								
Metal Panel	10%	Now	\$700	2040	**			
<i>Debris Present, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Entrance Canopy Drain Clogged With Debris</i>								
Modified Bitumen	90%			2032	**	10	\$8,300	
Interior								
Floors								
Carpet	15%			2023		3	\$3,300	
Ceramic Tile	5%			2036	**	5	\$600	
Traffic Topping	80%			2032	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$500	
Concrete Masonry Unit	70%			LIFE	**	5	\$2,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair At West Side</i>								
Gypsum Board	20%			LIFE	**	5	\$1,300	
Metal: Cage/Fence	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$1,100	
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2062	**			
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2040	**			
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Activity Yard

Cast in Place Concrete	100%			2040	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service, Main Service Protector Rated At 600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5		
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Molded Case Bkrs	100%			2043	**	5	\$200	
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Wiring

Thermoplastic	100%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2040	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Meter Room**Explanation : Connected To Main Water Pipe*

Lighting

Interior Lighting

Fluorescent	100%			2032	**	10	\$6,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps And Compact Fluorescent Lamps*

Egress Lighting

Emergency, Battery	10%			2032	**	10	\$200	
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Exit, LED	90%			2055	**	1		
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Alarm

Security System

Generic	100%			2032	**	1	\$2,800	
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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
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	50%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Both Floors</i>								
<i>Explanation : For Electric Baseboard Radiators</i>								
Natural Gas	50%			2047	**	1		
Conversion Equipment								
Furnace	50%			2032	**	1	\$1,800	
Radiant Heater	50%			2032	**	2	\$1,700	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Terminal Devices								
Air Handler	50%			2032	**	1	\$2,300	
Convactor/Radiator	50%			2040	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	90%			2032	**	2	\$400	
	10%			2032	**			
Distribution								
Ductwork/Diffusers	90%			LIFE	**	2	\$8,600	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Roof	5%			2032	**	2		
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

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 : 18-May-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 311 Lot : 31 BIN : 1004053

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$361,200	\$109,900
Interior Architecture		\$90,500
Mechanical		\$306,800
Total	\$361,200	\$507,200
Importance Code A	\$361,200	\$109,900
Importance Code B		\$397,300
Total	\$361,200	\$507,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$48,800		\$3,100	\$3,000
Interior Architecture	\$25,800	\$1,400	\$700	\$4,900
Electrical	\$1,600	\$2,100	\$1,600	\$22,100
Mechanical	\$6,200	\$3,700	\$4,100	\$1,700
Site Enclosure	\$1,100			
Site Pavements	\$6,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,900	\$11,100	\$13,500	\$35,700
Importance Code A	\$49,800	\$1,000	\$4,100	\$4,000
Importance Code B	\$42,800	\$8,700	\$9,400	\$31,700
Importance Code C	\$1,400	\$1,400		
Total	\$93,900	\$11,100	\$13,500	\$35,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	8%	2-4	\$30,700	2033	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	42%	2-4	\$102,100	LIFE	**	5	\$32,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Former Party Wall - West Façade</i>								
Masonry: Brick	20%			LIFE	**	5	\$15,600	
Masonry: Granite	5%			LIFE	**	5	\$2,900	
Masonry: Limestone	25%			LIFE	**	5	\$14,600	
Windows								
Metal Clad	15%			2027	\$61,600	5	\$6,200	
Wood	85%	Now	\$219,800	2053	**	5	\$28,200	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Rails, Trims And Glazing Lites</i>								
Parapets								
Copper/Terne	5%			2048	**	5	\$800	
Masonry: Brick	10%	0-2	\$900	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Façade</i>								
Masonry: Limestone	77%	2-4	\$39,300	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : South And West Walls - Upper Roof</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Decorative Cornice</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shelf Of Decorative Cornice</i>								
Metal Panel	3%			2048	**	5	\$400	
Metal Rail	5%			2033	**	5-10	\$2,800	
Roof								
Metal Panel	3%			2033	**	10	\$700	
Modified Bitumen	97%	0-2	\$17,100	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,200	
Ceramic Tile	5%			2037	**	5	\$1,500	
Marble Panels	5%	0-2	\$6,900	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Second Floor Stair Treads And Staff Entry Vestibule</i>								
Sheet Vinyl/Rubber	10%			2028	\$90,500	5	\$4,400	
Terrazzo	2%			LIFE	**	5	\$500	
Vinyl Tile	73%	2-4	\$18,900	2033	**	3	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Baement Areas</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,900	
Masonry: Brick	5%			LIFE	**			
Plaster	85%			LIFE	**	5	\$14,700	
Wood	5%			LIFE	**	5	\$11,500	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$700	
Plaster	70%			LIFE	**	5	\$12,900	
Plaster	15%			LIFE	**	5	\$2,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	15%			2048	**			
Chain Link	10%			2038	**			
Iron Picket	75%	4+	\$1,100	2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Fencing</i>								
Free Standing Walls								
Masonry: Brick	100%			2048	**			
Retaining Walls								
Masonry: Fieldstone	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North, West And South Perimeter Walls</i>								
<i>Explanation : This Element Actually Granite Blocks</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	55%	0-2	\$100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Refuse Storage Area Adjacent To Street</i>								
Masonry: Granite	45%	0-2	\$200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Landing At Staff Entrance</i>								

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

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

Site Pavements

Activity Yard

Rubber Matting

100%	0-2	\$6,100	2038	**		
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Worn/Eroded, Extent : Moderate, Area Affected : 100%

Location : South West Courtyard Adjacent To Street

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%			2048	**	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100%			2048	**	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 3- Vertical Sections

Raceway

Conduit

100%			2048	**	1	
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Panelboards

Fused Disc Sw

5%			2044	**	5	
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Molded Case Bkrs

95%			2044	**	5	\$500
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Wiring

Thermoplastic

100%			2048	**	1	
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Motor Controllers

Locally Mounted

100%			2041	**	5	\$100
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Ground

Grounding Devices

Generic

100%			LIFE	**	5	\$300
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Lighting

Interior Lighting

Fluorescent

85%			2033	**	10	\$15,300
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T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent

10%			2033	**	10	\$1,800
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent

5%			2033	**	10	\$900
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery

50%			2033	**	10	\$2,400
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Exit, Service

50%			2033	**	1	
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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	20%			2033	**	10		
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$5,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$12,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	70%			2028	\$31,500	1	\$6,800	
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Roof Top Package Units</i>					
Hot Water Boiler	30%			2048	**	1	\$2,900	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Brand New Unit</i>					
Distribution								
Hot Wtr Piping/Pump	30%			2036	**	4	\$400	
No Component	70%							
Terminal Devices								
Convactor/Radiator	30%			2033	**	1	\$1,900	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2028	\$191,200	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Top Package Units. R-22</i>								
Split Unit	15%			2028	\$61,100			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units. R-22</i>								
Window/Wall Unit	5%			2021	\$2,000	1		
Terminal Devices								
Fan Coil - 2 Pipe	15%			2028	\$54,500	1	\$1,000	
No Component	85%							
Heat Rejection								
Evaporative Condenser	15%			2028	\$8,900	2	\$2,100	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$3,500	LIFE	**	2-5	\$11,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Exhaust Fans								
Roof	100%			2028	\$31,700	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2028	\$11,600	2	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2038	**	1-2	\$1,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	Generic	100%		2031	**	1	\$3,700	

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.
Borough : BRONX **Agency's Number** : S05
Program / Asset # : NPL0S05.000 / 13367 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 11,861 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3558 **Lot** : 14 **BIN** : 2021838

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$110,700	\$6,100
Mechanical		\$226,700
Total	\$110,700	\$232,800
Importance Code B	\$110,700	\$232,800
Total	\$110,700	\$232,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$800		\$6,600	\$700
Interior Architecture	\$42,700	\$200		\$2,100
Electrical	\$300	\$400	\$19,700	\$300
Mechanical	\$19,600	\$3,600	\$2,800	\$3,900
Total	\$63,400	\$4,100	\$29,100	\$7,000
Importance Code A	\$19,000	\$600	\$7,400	\$1,300
Importance Code B	\$44,400	\$3,600	\$21,700	\$5,700
Importance Code C				
Total	\$63,400	\$4,100	\$29,100	\$7,000



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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$3,000	
Masonry: Granite	55%			LIFE	**	5	\$6,600	
Metal Panel	15%			2047	**	5-10	\$16,600	
Windows								
Aluminum	100%			2035	**	5	\$1,600	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
Metal Panel	10%			2053	**	5	\$1,400	
								<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>
								<i>Location : Coping</i>
Metal Panel	30%			2047	**	5	\$4,200	
								<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>
								<i>Location : Throughout</i>
Roof								
Modified Bitumen	100%			2035	**	10	\$31,000	
								<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>
								<i>Location : Throughout</i>
Interior								
Floors								
Ceramic Tile	2%			2036	**	5	\$400	
Terrazzo	2%			LIFE	**	5	\$300	
Vinyl Tile	96%	4+	\$30,000	2032	**	3	\$6,400	
								<i>Uneven Substrate, Extent : Light, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Corridors</i>
Interior Walls								
Concrete Masonry Unit	97%			LIFE	**	5	\$3,700	
Glass: Single Pane	1%			LIFE	**	5	\$100	
Metal Panel	1%			LIFE	**			
Granite Panels	1%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	85%	4+	\$12,600	2040	**	5	\$9,400	
								<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>
								<i>Location : Throughout</i>
								<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>
								<i>Location : Throughout</i>
AcousTileSusp.Lay-In	10%			2044	**	5	\$1,800	
								<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>
								<i>Location : Community Room</i>
Gypsum Board	5%			LIFE	**	5	\$1,100	

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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.

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Ratings Of The Main Service Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
Raceway								
Conduit	100%			2027	\$32,500	1		
Panelboards								
Molded Case Bkrs	20%			2035	**	5	\$100	
Molded Case Bkrs	80%			2026	\$12,400	5	\$300	
Wiring								
Thermoplastic	95%			2027	\$27,300	1		
Thermoplastic	5%			2037	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$15,600	5		
Locally Mounted	50%			2044	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$110,700	10	\$9,800	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2027	\$6,100	10	\$500	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
LED	5%			2035	**			
Egress Lighting								
Exit, Service	100%			2035	**	1		
Exterior Lighting								
HID	20%			2022	\$9,300	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
Under Construction	100%							

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	20%	Now	\$17,700	2047	**	1	\$1,100	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement, Unreliable Boiler Operation</i>					
Hot Water Boiler	80%			2032	**	1	\$4,700	
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$97,700	1	\$5,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Compressor Was Refurbished</i>					
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$129,000	1	\$7,300	
Heat Rejection								
Dry Cooler	100%			2035	**	2	\$8,300	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Roof	10%			2035	**	2		
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Roof	10%			2027	\$1,900	2		
No Component	80%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Air Handling Unit Serves Library For Ventilation Purposes</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$7,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Sump Pump Observed</i>								
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : SPUYTEN DUYVIL BRANCH LIBRARY
Address : 650 WEST 235TH ST. @ INDEPENDENCE AVE.
Borough : BRONX **Agency's Number** : S06
Program / Asset # : NPL0S06.000 / 13368 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5915 **Lot** : 70 **BIN** : 2085867

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$313,300	
Interior Architecture	\$106,000	
Electrical		\$154,300
Mechanical	\$194,200	
Total	\$613,600	\$154,300
Importance Code A	\$313,300	
Importance Code B	\$300,300	\$154,300
Total	\$613,600	\$154,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,900			
Interior Architecture	\$5,800	\$300		\$158,400
Electrical	\$7,900	\$900	\$4,800	\$700
Mechanical	\$4,800	\$1,100	\$19,900	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$33,300	\$6,300	\$28,600	\$164,300
Importance Code A	\$11,300	\$400	\$500	\$400
Importance Code B	\$22,000	\$5,900	\$28,100	\$163,900
Importance Code C				
Total	\$33,300	\$6,300	\$28,600	\$164,300



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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2037	**	10	\$200	
Cast in Place Concrete	7%			LIFE	**	5	\$4,000	
Masonry: Brick	3%			LIFE	**	5	\$300	
Pre-Cast Concrete	55%	Now	\$10,700	LIFE	**	5	\$20,300	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$11,100	
Windows								
Aluminum	100%	2-4	\$54,300	2035	**	5	\$2,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Clerestory Windows At Roof</i>								
Parapets								
Metal Rail	5%			2040	**	5-10	\$300	
Pre-Cast Concrete	95%			LIFE	**	5	\$2,300	
Roof								
Copper/Terne	20%			2055	**	10	\$11,500	
Modified Bitumen	80%	0-2	\$259,000	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	90%			2023	\$152,600	3	\$23,100	
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	5%			2036	**	5	\$600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	80%			LIFE	**	5	\$2,900	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Gypsum Board	5%			LIFE	**	5	\$300	
Ceilings								
AcousTileConcealSpLn	95%	0-2	\$106,000	2047	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2062	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$200	
Raceway								
Conduit	100%			2027	\$32,500	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$15,500	5	\$200	
Wiring								
Braided Cloth	25%	2-4	\$7,200	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	75%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Crawlspace</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2027	\$73,900	10	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	5%			2022	\$3,900	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Vestibule</i>						
		<i>Explanation : Incandescent Lighting Observed</i>						
Egress Lighting								
Emergency, Service	50%			2027	\$1,900	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2027	\$29,300	10		
Alarm								
Security System								
Generic	100%			2027	\$23,500	1	\$2,800	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$80,400	1-3	\$4,600	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	Natural Gas	100%			2047	**	1	
Conversion Equipment	Hot Water Boiler	100%			2032	**	1	\$3,700
Distribution	Hot Wtr Piping/Pump	100%			2043	**	4	\$400
Terminal Devices	Air Handler	50%			2022	\$51,100	1	\$2,300
	Convactor/Radiator	50%			2040	**	1	\$1,200
Air Conditioning								
Energy Source	Electricity	100%			2043	**	1	
Conversion Equipment	Reciprocating Compr/Chiller	100%			2022	\$61,700	1	\$3,500
Distribution	Ductwork/Diffusers	100%			LIFE	**	2	\$9,800
Terminal Devices	Air Handler/Dir Expansion	100%			2022	\$81,300	1	
Heat Rejection	Air Cooled Condenser Unit	100%			2022	\$14,700	2	\$5,200
Ventilation								
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
Exhaust Fans	Roof	80%			2032	**	2	\$200
	Roof	20%	Now	\$2,400	2037	**	2	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Rooftop</i>							
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2040	**	1	
Water Heater	Gas Fired	100%			2025	\$4,400	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1-40 Gallon</i>							
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2032	**	4	\$200

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

**NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY**

Asset # : 13368

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Compressed Air	100%	Now	\$100	2027	\$1,400	4	\$100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : ST. AGNES BRANCH LIBRARY
Address : 444 AMSTERDAM AVE. @ WEST 81ST ST.
Borough : MANHATTAN **Agency's Number** : S01
Program / Asset # : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009
Area Sq Ft : 20,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-May-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1229 **Lot** : 31 **BIN** : 1032683

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$159,100	
Interior Architecture	\$139,700	
Mechanical		\$566,900
Total	\$298,800	\$566,900
Importance Code A	\$159,100	
Importance Code B	\$139,700	\$566,900
Total	\$298,800	\$566,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,300	\$1,900		
Interior Architecture		\$2,500		
Electrical	\$2,000	\$2,400	\$2,000	\$23,700
Mechanical	\$2,600	\$1,900	\$3,700	\$1,900
Site Enclosure	\$5,300			
Site Pavements	\$2,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$24,300	\$12,700	\$9,600	\$29,600
Importance Code A	\$9,400	\$2,900	\$1,000	\$1,100
Importance Code B	\$7,500	\$8,600	\$8,500	\$28,500
Importance Code C	\$7,400	\$1,200		
Total	\$24,300	\$12,700	\$9,600	\$29,600



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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$159,100	LIFE	**	5	\$23,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West (Rear) Façade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West (Rear) Façade</i>								
Masonry: Limestone	50%			LIFE	**	5	\$19,500	
Metal Panel	5%			2054	**	5-10	\$17,900	
Windows								
Metal Louvers	5%			2031	**	10	\$1,900	
Wood	95%			2044	**	5	\$56,600	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Masonry: Limestone	25%			LIFE	**	5	\$1,100	
Metal Panel	15%			2054	**	5	\$2,000	
Metal Rail	5%			2045	**	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof								
Modified Bitumen	85%			2036	**	10	\$9,100	
Skylight, Metal/Glass	5%			2054	**	10	\$1,800	
Sloped Glazing	10%	Now	\$7,100	LIFE	**	5	\$14,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Upper North East Corner Of Sloped Plane</i>								
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$5,500	
Ceramic Tile	5%			2041	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$1,200	
Panel/Paver: Bluestone	3%			LIFE	**	5	\$700	
Terrazzo	4%			LIFE	**	5	\$1,000	
Vinyl Tile	15%			2033	**	3	\$1,800	
Wood	60%	Now	\$139,700	2043	**	5	\$17,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	25%			LIFE	**	5	\$6,900	
Plaster	60%			LIFE	**	5	\$8,300	
Wood	5%			LIFE	**	5	\$9,200	
Ceilings								
Gypsum Board	25%			LIFE	**	5	\$9,800	
Plaster	50%			LIFE	**	5	\$9,800	
Plaster	25%			LIFE	**	5	\$4,900	
Site Enclosure								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$5,300	2058	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard - Fence Posts Misaligned, Curbing Is Cracked / Crumbling</i>								
Iron Picket	50%			2063	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2041	**			
Masonry: Granite	50%	0-2	\$2,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Landing, Ramp And Stairs</i>								
Activity Yard								
Cast in Place Concrete	100%			2026				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5		
Molded Case Bkrs	90%			2044	**	5	\$500	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	15%			2033	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Basement</i>								
Fluorescent	85%			2033	**	10	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Battery	50%			2033	**	10	\$2,500	
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Alarm								
Security System Generic	100%			2033	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2048	**	1		
Conversion Equipment Furnace	40%			2028	\$20,800	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Top Package Units</i>								
Hot Water Boiler	60%			2041	**	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement, Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2044	**	4	\$900	
No Component	40%							

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2033	**	1	\$3,900	
Convactor/Radiator	30%			2041	**	1	\$2,000	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	60%			2029	\$495,400	2	\$800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 4th Floor Penthouse</i>						
Exterior Pkg Unit - Cooling	40%			2028	\$71,500	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 2 Roof Top Package Unit.</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
Exhaust Fans								
Interior	40%			2033	**	2	\$300	
Roof	60%			2028	\$22,000	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$13,500	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$3,400	4	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2048	**	1-2	\$1,500	

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : ST. GEORGE LIBRARY CENTER
Address : 5 CENTRAL AVE. 10 HYATT ST.
Borough : STATEN ISLAND **Agency's Number** : S02
Program / Asset # : NPL0S02.000 / 13364 **Yr Built/Renovated** : 1907 / 1986
Area Sq Ft : 25,029 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 5 **Lot** : 74 **BIN** : 5000030

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$697,500	
Interior Architecture	\$41,600	\$49,500
Electrical	\$13,000	\$359,900
Mechanical	\$459,200	\$545,900
Total	\$1,211,200	\$955,200
Importance Code A	\$697,500	
Importance Code B	\$513,700	\$955,200
Total	\$1,211,200	\$955,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$54,300	\$2,600		
Interior Architecture	\$143,700	\$1,100	\$700	\$14,000
Electrical	\$2,300	\$2,700	\$2,800	\$4,200
Mechanical	\$9,700	\$24,500	\$10,500	\$4,700
Site Enclosure	\$700			
Site Pavements	\$6,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$224,800	\$38,800	\$21,900	\$30,800
Importance Code A	\$55,500	\$3,900	\$1,200	\$1,200
Importance Code B	\$120,300	\$33,900	\$20,700	\$29,500
Importance Code C	\$49,000	\$1,100		
Total	\$224,800	\$38,800	\$21,900	\$30,800



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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2048	**	10	\$3,900	
Masonry: Brick	55%			LIFE	**	5	\$18,300	
Masonry: Granite	5%			LIFE	**	5	\$1,200	
Masonry: Limestone	35%	0-2	\$65,900	LIFE	**	5	\$8,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Wall Penetrations</i>								
Windows								
Aluminum	45%	2-4	\$16,500	2036	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Windows East Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Storm Windows Installed Proud Of Existing Wood Windows</i>								
Metal Louvers	5%			2031	**	10	\$2,600	
Wood	25%	2-4	\$24,700	2036	**	5	\$10,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows - Original Building</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows - Original Building</i>								
Wood	25%	0-2	\$3,100	2036	**	5	\$10,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows - 1950s Addition</i>								
Parapets								
Copper/Terne	85%	Now	\$63,600	2078	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Metal Cornice</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Metal Cornice</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Metal Cornice</i>								
Masonry: Limestone	15%	2-4	\$900	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof - 1980s Addition</i>								

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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.

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$87,900	2038	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1980s Addition - Flat Roof Above Reference Room And Computer Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1980s Addition - Flat Roof Above Reference Room And Computer Area</i>								
Copper/Terne	7%	0-2	\$9,100	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Dormer Vents</i>								
Skylight, Metal/Glass Slate	3%			2048	**	10	\$3,100	
	70%	Now	\$480,000	LIFE	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Pitched Roof And Downspouts</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Internal Gutters - 1960s Addition</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Pitched Roof</i>								
Interior								
Floors								
Carpet	75%	4+	\$74,300	2027	\$371,400	3	\$42,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Level</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%	2-4	\$1,900	2031	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Public And Staff Bathrooms</i>								
Vinyl Tile	15%			2028	\$49,500	3	\$2,100	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Glass: Single Pane	2%			LIFE	**	5	\$700	
Gypsum Board	40%	2-4	\$7,500	LIFE	**	5	\$10,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Reference Room And Storage Room - Basement</i>								
Plaster	48%	Now	\$34,900	LIFE	**	5	\$6,300	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Auditorium, Shipping/ Receiving Area, 1st Floor Reading Room</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
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	2-4	\$2,500	2041	**	5	\$3,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Room</i>								
Exposed Struc: Wood	35%	4+	\$22,600	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : East And West Walls</i>								
Gypsum Board	50%	Now	\$41,600	LIFE	**	5	\$24,800	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Level - Staff Room, Reference Room, Receiving Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2038	**			
Iron Picket	90%	0-2	\$300	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Railings</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$400	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Control Joints And Top Of Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,200	2033	**			
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance Ramp - Full Replacement Required</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes In The Switchboard</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$600	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Motor Control Center	100%			2033	**	5	\$700	

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$13,000	10	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Attic</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	85%			2036	**	10	\$19,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2023	\$13,000	10	\$1,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2036	**	10	\$1,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Children Reading Room</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$17,500	10	\$3,000	
Exit, LED	25%			2043	**	1		
Exit, Service	25%			2028	\$900	1		
Exterior Lighting								
HID	30%			2028	\$29,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	\$78,400	1	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$268,500	1-3	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2048	**	1	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : 1 Brand New Unit</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$800	2036	**	4	\$1,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Staff Storage Room</i>								
<hr/>								
Terminal Devices								
Air Handler	35%			2028	\$119,500	1	\$5,400	
Convactor/Radiator	5%			2026	\$6,500	1	\$400	
Fan Coil Unit/Heat	20%			2033	**	1	\$1,600	
Fan Coil Unit/Heat	40%			2023	\$145,400	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floors</i>								
<i>Explanation : Dual Temperature Fan Coil Units Observed. The Piping In Children Room Has Been Disconnected.</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	90%			2028	\$185,500	1	\$10,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>								
<i>Location : Court Yard</i>								
<hr/>								
Window/Wall Unit	10%			2021	\$5,100	1		
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$1,200	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	\$108,900	1	\$6,200	
Fan Coil - 4 Pipe	20%			2033	**	1	\$1,600	
Fan Coil - 4 Pipe	40%			2023	\$227,400	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floors</i>								
<i>Explanation : Dual Temperature Fan Coil Unit Observed</i>								
<hr/>								
Heat Rejection Dry Cooler	100%			2028	\$132,000	2	\$17,400	
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	
<hr/>								
Exhaust Fans Interior	100%			2023	\$86,400	2	\$800	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2021	\$14,800	2	\$400
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	40%	Now	\$1,000	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Various Locations Inside The Walls.</i>					
	No Component	60%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Exterior Gutters And Leaders Damaged And Broken At The Rear Side.</i>					
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	60%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
	Hydraulic	40%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.
Borough : STATEN ISLAND **Agency's Number** : S07
Program / Asset # : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013
Area Sq Ft : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$39,400	\$50,400
Site Pavements	\$53,800	
Total	\$93,200	\$50,400
Importance Code A	\$39,400	\$50,400
Importance Code B	\$53,800	
Total	\$93,200	\$50,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,700		\$9,000	
Interior Architecture	\$51,900		\$900	
Electrical	\$3,100	\$300	\$500	\$300
Mechanical	\$6,900	\$3,300	\$3,700	\$3,100
Total	\$70,700	\$3,700	\$14,100	\$3,500
Importance Code A	\$9,300	\$600	\$9,600	\$600
Importance Code B	\$44,800	\$3,000	\$4,500	\$2,900
Importance Code C	\$16,500			
Total	\$70,700	\$3,700	\$14,100	\$3,500



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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$39,400	LIFE	**	5	\$6,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical And Storage Room In Basement</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,900	
Metal Panel	40%			2059	**	5-10	\$69,300	
Window Wall	25%			2059	**	5	\$23,600	
Wood	5%			2034	**	5	\$6,300	
Windows								
Aluminum	65%			2054	**	5	\$2,200	
Wood	35%			2037	**	5	\$12,100	
Roof								
Copper/Terne	5%	0-2	\$7,800	2064	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Copper Roof Over 1910 Building Portico</i>								
Modified Bitumen	60%			2039	**	10	\$17,600	
Skylight, Plastic	5%			2049	**	1		
Wood Shingles	30%			2042	**	10	\$2,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1910 Building Roof</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Carpet	10%			2031	**	3	\$2,800	
Cast in Place Concrete	10%			LIFE	**	5	\$8,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	50%	Now	\$5,000	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Main Entrance</i>								
Ceramic Tile	5%			2044	**	5	\$900	
Wood	25%			2044	**	5	\$8,700	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$700	
Glass: Single Pane	30%			LIFE	**	5	\$6,000	
Gypsum Board	55%			LIFE	**	5-10	\$12,500	
Wood	5%			LIFE	**	5	\$5,400	
Wood	5%			LIFE	**	5	\$5,400	
Ceilings								
Exposed Struc: Wood	65%			LIFE	**	10	\$18,500	
Gypsum Board	10%			LIFE	**	5-10	\$6,500	
Plaster	25%	4+	\$3,600	LIFE	**	5	\$3,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Area Below Metal Roof At Portico In 1910 Building</i>								
Site Enclosure								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Free Standing Walls								
Cast in Place Concrete	100%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	0-2	\$53,800	2038	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Building Corner Sidewalk Creates A Tripping Hazard</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2046	**			
Pavers/Stone	50%			2038	**			
Activity Yard								
Pavers/Stone	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	90%			2045	**	5	\$300	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
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
STAPLETON BRANCH LIBRARY
Asset # : 13369

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2034	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	3%			2034	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, LED	30%			2057	**	1		
Exit, Service	10%			2034	**	1		
Exit, Battery	60%			2034	**	10	\$500	
Exterior Lighting								
HID	40%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
HID	10%	Now	\$2,400	2034	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Walkways</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Walkways</i>								
<i>Explanation : Suspect Bad Wiring</i>								
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$900	

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Air Handler	50%			2034	**	1	\$3,900
	Convactor/Radiator	50%			2042	**	1	\$2,000
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Throughout Main Library</i>							
	<i>Explanation : Under Floor Radiant Heating Panels</i>							
Air Conditioning								
	Energy Source							
	Electricity	100%			2045	**	1	
	Conversion Equipment							
	Reciprocating Compr/Chiller	95%			2034	**	1	\$5,500
	Split Unit	5%			2034	**		
	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$900
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2034	**	1	\$7,700
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,000
	Exhaust Fans							
	Interior	100%			2034	**	2	\$400
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2049	**	1	
	Water Heater							
	Electric	100%			2027	\$10,600	4	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Janitor Closet And Basement</i>							
	<i>Explanation : 2 Point Of Use Electric Hot Water Heaters</i>							
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2023	\$400	4	\$400
	Backflow Preventer							
	Generic	100%			2034	**	1	\$800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 1st Floor Closet</i>							
	Fixtures							
	Generic	100%						
Fire Suppression								

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%			2049	* *	1-2	\$700

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : THROG'S NECK BRANCH LIBRARY
Address : 3025 CROSS BRONX EXPRESSWAY NEAR DEWEY AVE.
Borough : BRONX **Agency's Number** : T01
Program / Asset # : NPL0T01.000 / 13370 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 8,280 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5439 **Lot** : 1 **BIN** : 2077131

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$257,900
Interior Architecture		\$68,200
Electrical		\$85,900
Mechanical		\$190,200
Total		\$602,200
Importance Code A		\$257,900
Importance Code B		\$344,300
Total		\$602,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,000			\$1,300
Interior Architecture	\$16,600	\$1,100		
Electrical	\$1,000	\$900	\$1,000	\$900
Mechanical	\$1,700	\$2,900	\$5,100	\$3,100
Site Enclosure	\$25,400			
Total	\$65,600	\$4,800	\$6,100	\$5,300
Importance Code A	\$21,400	\$400	\$500	\$1,700
Importance Code B	\$2,300	\$4,400	\$5,600	\$3,600
Importance Code C	\$41,900			
Total	\$65,600	\$4,800	\$6,100	\$5,300



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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	2-4	\$19,100	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Base Of Entire Perimeter Parge Coat Of Cement Finish Failing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facade, Rear Courtyard</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Block</i>								
Windows								
Aluminum	100%			2043	**	5	\$2,600	
Parapets								
Concrete Masonry Unit	25%	2-4	\$1,900	LIFE	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Precast Copings</i>								
Masonry: Brick	75%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	100%			2027	\$257,900	10	\$18,400	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$1,500	
Ceramic Tile	2%			2036	**	5	\$200	
Vinyl Tile	90%			2027	\$68,200	3	\$2,900	
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$100	
Concrete Masonry Unit	92%			LIFE	**	5	\$1,200	
Folding Partition	6%	Now	\$16,600	2052	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Folding Partion Non-Functional</i>								
Ceilings								
AcousTileConcealSpLn	95%			2044	**	5	\$10,200	
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%	0-2	\$25,400	2057	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Precast Concrete Copings At Top Of Freestanding Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Freestanding Wall Enclosure At Back</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2032	**			
On-Site Walkways								
Cast in Place Concrete	100%			2032	**			

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$200	
Raceway								
Conduit	80%			2037	**	1		
Conduit	20%			2047	**	1		
Panelboards								
Molded Case Bkrs	10%			2043	**	5		
Molded Case Bkrs	90%			2026	\$13,900	5	\$200	
Wiring								
Thermoplastic	80%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2040	**	5		
Locally Mounted	20%			2025	\$3,100	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$85,900	10	\$7,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Exit, Service	50%			2027	\$600	1		
Exit, Battery	50%			2027	\$2,000	10	\$300	
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,100	
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$5,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$4,100	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$400	

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

**NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Terminal Devices									
Air Handler	50%			2027	\$56,500	1	\$2,600		
Convactor/Radiator	50%			2040	**	1	\$1,300		
Air Conditioning									
Energy Source									
Electricity	100%			2043	**	1			
Conversion Equipment									
Reciprocating Compr/Chiller	100%			2032	**	1	\$3,800		
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2	\$10,800		
Terminal Devices									
Air Handler/Cool/Ht	100%			2027	\$90,100	1	\$5,100		
Heat Rejection									
Dry Cooler	100%			2027	\$43,700	2	\$5,800		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,600		
Exhaust Fans									
Roof	100%			2032	**	2	\$300		
Plumbing									
H/C Water Piping									
Galvanized Steel	100%			2040	**	1			
Water Heater									
Gas Fired	100%			2025	\$4,900	2	\$100		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : 1st Floor</i>						
			<i>Explanation : 2-40 Gallon</i>						
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			
Backflow Preventer									
No Component	95%								
Generic	5%			2032	**	1			
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
			<i>Location : Mechanical Room</i>						
			<i>Explanation : Boiler</i>						
Fixtures									
Generic	100%								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : TOMPKINS SQUARE BRANCH LIBRARY
Address : 331 EAST 10TH ST. @AVENUE B
Borough : MANHATTAN **Agency's Number** : T02
Program / Asset # : NPL0T02.000 / 13371 **Yr Built/Renovated** : 1904 / 2001
Area Sq Ft : 14,703 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 404 **Lot** : 39 **BIN** : 1005147

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$424,600	\$166,900
Interior Architecture	\$48,900	
Electrical	\$8,300	
Mechanical	\$173,100	\$263,100
Total	\$654,800	\$430,000
Importance Code A	\$424,600	\$166,900
Importance Code B	\$230,300	\$263,100
Total	\$654,800	\$430,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,200			
Interior Architecture	\$7,500	\$9,200		\$6,100
Electrical	\$1,200	\$1,500	\$1,200	\$16,500
Mechanical	\$6,400	\$4,500	\$4,400	\$7,000
Site Enclosure	\$23,400			
Site Pavements	\$3,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,000	\$19,200	\$9,600	\$33,600
Importance Code A	\$40,000	\$700	\$700	\$800
Importance Code B	\$25,500	\$17,800	\$8,900	\$32,800
Importance Code C	\$19,500	\$700		
Total	\$85,000	\$19,200	\$9,600	\$33,600



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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.
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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$42,800	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, North And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, North And West Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$600	
Masonry: Limestone	40%	Now	\$86,100	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade At Window Openings</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
Slate Panels	3%			LIFE	**	5	\$400	
Stucco Cement	12%	Now	\$12,300	2033	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North (Rear) Façade</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North (Rear) Façade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North (Rear) Façade</i>								
<i>Explanation : Vegetation Growth</i>								
Windows								
Aluminum	100%	Now	\$249,500	2053	**	5	\$2,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations - First Floor</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
Masonry: Brick	65%	Now	\$26,900	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, North And West Parapet Walls</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East, North And West Parapet Walls</i>								
Masonry: Limestone	25%			LIFE	**	5	\$1,000	
Slate	5%			LIFE	**	5	\$200	

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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
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	0-2	\$16,700	2028	\$166,900			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Seams Of Main Roof</i>								
<i>Blisters, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	15%	Now	\$29,500	2038	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Roof - South East Corner, 3rd Floor Roof - East Side</i>								
Interior								
Floors								
Carpet	65%			2024	\$227,800	3	\$23,700	
Ceramic Tile	5%			2031	**	5	\$1,200	
Sheet Vinyl/Rubber	30%	Now	\$48,900	2033	**	5	\$5,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors, Mecanical Areas And Public Spaces</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors, Mecanical Areas And Public Spaces</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,400	
Gypsum Board	80%			LIFE	**	5	\$13,800	
Plaster	15%			LIFE	**	5	\$1,300	
Ceilings								
AcousTile,Adhered	50%			2033	**	5	\$12,200	
AcousTileSusp.Lay-In	30%	4+	\$6,700	2041	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Gypsum Board	10%			LIFE	**	5	\$3,000	
Plaster	10%	4+	\$800	LIFE	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First And Second Floor Ceilings</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : First And Second Floor Ceilings</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$19,500	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard - Perimeter Walls</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
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	0-2	\$3,800	2038		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Areaway To Basement From Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,200	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sidewalk Adjacent To East 10th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2033		**		
Activity Yard								
Cast in Place Concrete	100%	4+	\$2,100	2033		**		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Worn / Eroded</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 400 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2048		**	1	
Panelboards								
Fused Disc Sw	5%			2044		**	5	
Molded Case Bkrs	95%			2044		**	5	\$400
Wiring								
Thermoplastic	100%			2048		**	1	
Motor Controllers								
Locally Mounted	100%			2041		**	5	\$100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$200
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2033	**	10	\$10,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2023	\$8,300	10	\$700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	10%			2033	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2033	**	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$1,800	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2028	\$6,300	10		
No Component	90%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$7,300	
<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
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,200	2027	\$24,200	4	\$700	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Circulation Pumps And Valves, Basement Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Defective Temperature Control Panel</i>								
Terminal Devices								
Air Handler	30%			2028	\$65,500	1	\$2,700	
Convactor/Radiator	70%			2026	\$58,200	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2023	\$105,500	1	\$5,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	10%			2028	\$12,600	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2026	\$3,200	1		
Terminal Devices								
Air Handler/Cool/Ht No Component	80%			2028	\$139,400	1	\$7,300	
No Component	20%							
Heat Rejection								
Dry Cooler	80%			2023	\$67,600	2	\$8,200	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
Exhaust Fans								
Interior	70%	Now	\$1,900	2033	**	2	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Room</i>								
Roof	30%			2028	\$7,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$9,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

**NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY**

Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2023	\$2,400	4	\$300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	Generic	100%			2054	**	1-2	\$4,100

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : TOTTEVILLE BRANCH LIBRARY
Address : 7430 AMBOY RD. @YETMAN AVE.
Borough : STATEN ISLAND **Agency's Number** : T03
Program / Asset # : NPL0T03.000 / 13372 **Yr Built/Renovated** : 1904 / 1993
Area Sq Ft : 4,683 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-May-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 7899 **Lot** : 9 **BIN** : 5088113

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$54,100
Mechanical		\$55,500
Total		\$109,600
Importance Code B		\$109,600
Total		\$109,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$76,400			
Interior Architecture	\$4,300	\$200		\$84,700
Electrical	\$1,900	\$200	\$30,100	\$200
Mechanical	\$3,000	\$1,700	\$34,900	\$1,700
Total	\$85,500	\$2,200	\$64,900	\$86,600
Importance Code A	\$76,600	\$200	\$200	\$200
Importance Code B	\$7,600	\$1,900	\$64,700	\$86,300
Importance Code C	\$1,200			
Total	\$85,500	\$2,200	\$64,900	\$86,600



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

NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	48%	4+	\$8,900	LIFE	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corner At Rear Yard</i>								
Stucco Cement	42%			2040	**	5	\$18,900	
Wood	10%	Now	\$27,100	2032	**	5	\$4,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Eaves</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Eaves</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Eaves</i>								
Windows								
Steel	2%			2035	**	5	\$900	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room Exit</i>								
Wood	98%	Now	\$28,900	2035	**	5	\$17,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	7%			LIFE	**	5		
Masonry: Limestone	3%			LIFE	**	5		
No Component	90%							
Roof								
Asphalt Shingle	85%			2030	**	10	\$1,500	
Modified Bitumen	15%			2027		10	\$1,600	
Interior								
Floors								
Carpet	70%			2023	\$81,600	3	\$11,300	
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2036	**	5	\$400	
Vinyl Tile	20%			2032	**	3	\$800	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	75%			LIFE	**	5	\$2,500	
Masonry: Brick	5%	Now	\$1,200	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room In Basement</i>								
Plaster	10%			LIFE	**	5	\$200	
Wood	5%			LIFE	**	5	\$1,100	

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

NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Wood	70%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$2,500	
Plaster	5%			LIFE	**	5	\$300	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2037	**			
Iron Picket	10%			2047	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	70%			2032	**			
Pavers/Stone	30%			2030	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$36,500	5		
Raceway								
Conduit	50%			2027	\$17,700	1		
Conduit	50%			2047	**	1		
Panelboards								
Molded Case Bkrs	10%			2043	**	5		
Molded Case Bkrs	90%			2026	\$15,200	5	\$100	
Wiring								
Thermoplastic	90%			2047	**	1		
Thermoplastic	10%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

**NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372**

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$21,200	10	\$1,700	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
Fluorescent	20%			2027	\$10,600	10	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T8 And T12 Lamps</i>					
HID	10%			2027	\$3,600	10		
Incandescent	20%			2027	\$10,600	2		
Incandescent	10%			2022	\$5,300	2		
Egress Lighting								
Emergency, Service	50%			2022	\$1,300	1		
Exit, Service	50%			2022	\$400	1		
Exterior Lighting								
HID	50%			2032	**	10		
Incandescent	10%	0-2	\$1,700	2037	**	2		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Building Exterior</i>					
No Component	40%							
Alarm								
Security System								
Generic	100%			2027	\$16,000	1	\$1,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$2,300	
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$200	
Terminal Devices								
Air Handler	40%			2027	\$27,800	1	\$1,200	
Convactor/Radiator	60%			2032	**	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2022	\$33,600	1	\$1,700	
Window/Wall Unit	20%			2025	\$2,100	1		

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%		2037	**	4	\$300	
	Terminal Devices							
	Air Handler/Cool/Ht	100%		2027	\$55,500	1	\$2,900	
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2027	\$10,000	2	\$3,300	
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$2,600	
	Exhaust Fans							
	Interior	100%		2027	\$17,600	2	\$100	
Plumbing	H/C Water Piping							
	Brass/Copper	50%		2047	**	1		
	Galvanized Steel	50%		2032	**	1		
	Water Heater							
	Gas Fired	100%		2025	\$3,000	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%	Now	\$2,100	LIFE	**	1	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Strong Sewage Odor In Basement</i>							
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Chair Lift</i>							

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : TREMONT BRANCH LIBRARY
Address : 1866 WASHINGTON AVE. @E. 176 ST.
Borough : BRONX **Agency's Number** : T04
Program / Asset # : NPL0T04.000 / 13373 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 11,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,M,2,3
Block : 2918 **Lot** : 1 **BIN** : 2009573

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$269,800	
Mechanical		\$273,000
Total	\$269,800	\$273,000
Importance Code A	\$269,800	\$89,000
Importance Code B		\$184,000
Total	\$269,800	\$273,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$37,100			
Interior Architecture	\$44,100	\$800		\$900
Electrical	\$25,400	\$1,000	\$13,500	\$1,200
Mechanical	\$9,000	\$4,400	\$3,400	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,500	\$10,200	\$20,900	\$10,200
Importance Code A	\$37,600	\$600	\$700	\$600
Importance Code B	\$68,200	\$9,000	\$20,100	\$9,600
Importance Code C	\$13,600	\$500		
Total	\$119,500	\$10,200	\$20,900	\$10,200



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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$11,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : South And West Facades</i>								
Masonry: Brick	25%	Now	\$45,800	LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade, East Façade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, East Façade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, East Façade</i>								
Masonry: Granite	10%			LIFE	**	5	\$2,200	
Masonry: Limestone	10%			LIFE	**	5	\$2,200	
Metal, Corrugated	5%			2037	**	1		
Stucco Cement	10%	Now	\$8,800	2040	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Cement Parge Coat over brick</i>								
Windows								
Glass Block	2%			LIFE	**	5	\$100	
Wood	98%	Now	\$38,600	2035	**	5	\$24,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Street Height, South And West Facades</i>								
<i>Explanation : Protective Metal Grilles</i>								

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$11,800	LIFE	**	5	\$1,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At East And North Parapets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At East And North Parapets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping At East And North Parapets</i>								
Masonry: Brick	55%	Now	\$47,300	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%			LIFE	**	5	\$900	
Masonry: Limestone	10%			LIFE	**	5	\$500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice</i>								
Masonry: Sandstone	5%	Now	\$16,400	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping At North And East Parapets</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping At North And East Parapets, Mechanical Bulkhead</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping At North And East Parapets</i>								
<i>Explanation : This Material Is Actually Bluestone.</i>								
Roof								
Modified Bitumen	100%	Now	\$138,000	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Parapet Walls And Mechanical Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2026	\$13,500	3	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2036	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Restrooms</i>								
Marble Panels	5%			LIFE	**	5	\$400	
Slate	5%			LIFE	**	5	\$500	
Terrazzo	3%			LIFE	**	5	\$200	
Vinyl Tile	7%			2032	**	3	\$400	
Vinyl Tile	20%	Now	\$17,900	2037	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
Wood	35%			2055	**	5	\$6,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,100	
Gypsum Board	5%			LIFE	**	5	\$700	
Marble Panels	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$2,000	
Plaster	35%			LIFE	**	5	\$2,300	
Plaster	15%	Now	\$13,600	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair, Third Floor At Custodian Apartment</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor At Custodian Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Stair, Third Floor At Custodian Apartment</i>								
Wood	5%			LIFE	**	5	\$4,400	

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Acous Tile, Adhered	5%			2040	**	5	\$500	
Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	10%			LIFE	**	5	\$1,300	
Plaster	30%			LIFE	**	5	\$1,900	
Plaster	30%			LIFE	**	5	\$1,900	
Plaster	15%	Now	\$8,300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
Plaster	5%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Crown Moulding</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
Raceway								
Conduit	95%			2027	\$30,800	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	15%			2035	**	5		
Molded Case Bkrs	40%			2043	**	5	\$100	
Molded Case Bkrs	40%			2026	\$6,200	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$14,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	

Ground

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$9,900	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	65%			2032	**	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2032	**	10	\$3,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	5%			2032	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Egress Lighting								
Emergency, Battery	45%			2032	**	10	\$1,300	
Exit, LED	10%			2055	**	1		
Exit, Service	45%			2032	**	1		
Exterior Lighting								
HID	20%			2027		10	\$9,300	
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2025	\$89,000	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Old Unit</i>								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$1,800	2026	\$18,000	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Terminal Devices Air Handler	40%			2032	**	1	\$2,900	
Convactor/Radiator	60%			2032	**	1	\$2,300	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2027	\$98,000	1	\$5,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units. Roof</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$900	
Terminal Devices Air Handler/Cool/Ht	100%			2032	**	1	\$7,400	
Heat Rejection Air Cooled Condenser Unit	100%			2027	\$23,300	2	\$8,300	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans Interior	80%			2032	**	2	\$300	
Roof	20%			2032	**	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2027	\$86,000	1		
Water Heater Gas Fired	100%			2027	\$7,000	2	\$200	
Sanitary Piping Cast Iron	100%	Now	\$4,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Restrooms</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2020	\$400	4	\$400	

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit. Multi-defects</i>					
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2053		**	1-2 \$300
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Stairway Only</i>					
			<i>Explanation : New Install</i>					

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : VAN NEST BRANCH LIBRARY
Address : 2147 BARNES AVE. @LYDIG AVE.
Borough : BRONX **Agency's Number** : V01
Program / Asset # : NPL0V01.000 / 13374 **Yr Built/Renovated** : 1968 / 1998
Area Sq Ft : 7,690 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4321 **Lot** : 70 **BIN** : 2049427

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$299,100	
Electrical		\$158,200
Mechanical		\$297,500
Total	\$299,100	\$455,700
Importance Code A	\$299,100	\$57,500
Importance Code B		\$398,200
Total	\$299,100	\$455,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$42,000			\$2,800
Interior Architecture	\$1,100			\$1,100
Electrical	\$700	\$900	\$6,500	\$700
Mechanical	\$1,600	\$2,700	\$4,700	\$3,100
Total	\$45,400	\$3,600	\$11,200	\$7,600
Importance Code A	\$42,400	\$400	\$500	\$3,100
Importance Code B	\$3,100	\$3,200	\$10,700	\$4,500
Importance Code C				
Total	\$45,400	\$3,600	\$11,200	\$7,600



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NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$8,000		
Masonry: Brick	85%			LIFE	**	5	\$13,700		
Granite Panels	5%	Now	\$17,700	LIFE	**	5	\$600		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Granite Base At Front Of Building Failing</i>									
Windows									
Aluminum	75%			2035	**	5	\$1,300		
Steel	25%			2043	**	5	\$5,500		
Parapets									
Cast Stone/Terra Cotta	10%	0-2	\$3,100	LIFE	**	5	\$3,000		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>									
<i>Location : All Copings Require Caulking Replacement</i>									
Masonry: Brick	90%	Now	\$20,600	LIFE	**	5	\$3,400		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Roof									
Single Ply Membrane	100%	0-2	\$299,100	2037	**				
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Roof Area</i>									
<i>Blisters, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout Roof Area</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$2,300		
Terrazzo	5%			LIFE	**	5	\$400		
Vinyl Tile	85%			2032	**	3	\$4,400		
Interior Walls									
Concrete Masonry Unit	98%			LIFE	**	5	\$2,100		
Glass: Single Pane	1%			LIFE	**	5			
Plaster	1%			LIFE	**	5			
Ceilings									
Embossed Metal	100%			LIFE	**	5	\$4,700		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2040	**				

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

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Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 350 Amperes Main Disconnect Switch</i>						
Raceway								
Conduit	100%			2037	**	1		
Wiring								
Braided Cloth	30%			2026	\$8,600	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	70%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	85%			2027	\$67,800	10	\$6,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	10%			2027	\$8,000	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Downlight</i>						
Incandescent	5%			2022	\$4,000	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Rooms</i>						
		<i>Explanation : Incandescent Lighting Observed</i>						
Egress Lighting								
Emergency, Battery	5%			2022	\$500	10	\$100	
Exit, LED	70%			2055	**	1		
Exit, Battery	25%			2022	\$900	10	\$100	
Alarm								
Security System								
Generic	100%			2027	\$24,100	1	\$2,900	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$82,500	1-3	\$4,700	

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

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2025	\$57,500	1	\$3,800	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$400	
Terminal Devices								
Air Handler	50%			2027	\$52,400	1	\$2,400	
Convactor/Radiator	50%			2040	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	\$63,300	1	\$3,600	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$10,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$83,700	1	\$4,800	
Heat Rejection								
Dry Cooler	100%			2027	\$40,600	2	\$5,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Roof	100%			2027	\$12,400	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,500	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Poorly Located - 1-40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2027	\$2,100	4	\$300	
Backflow Preventer								
No Component	95%							
Generic	5%			2032	**	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WAKEFIELD BRANCH LIBRARY
Address : 4100 LOWERRE PLACE @E. 229 ST.
Borough : BRONX **Agency's Number** : W01
Program / Asset # : NPL0W01.000 / 13375 **Yr Built/Renovated** : 1938 / 1989
Area Sq Ft : 10,743 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4832 **Lot** : 20 **BIN** : 2063175

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$35,400	
Electrical	\$142,300	
Total	\$177,700	
Importance Code A	\$35,400	
Importance Code B	\$142,300	
Total	\$177,700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$18,100	\$2,000
Interior Architecture	\$2,800		\$13,800	\$400
Electrical	\$14,400	\$100	\$29,900	
Mechanical	\$2,000	\$3,000	\$4,600	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,200	\$7,100	\$70,400	\$9,600
Importance Code A	\$1,100	\$1,100	\$19,300	\$3,100
Importance Code B	\$22,200	\$6,000	\$51,100	\$6,500
Importance Code C				
Total	\$23,200	\$7,100	\$70,400	\$9,600



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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$35,400	LIFE	**	5	\$22,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction - Data To Follow Is A Carryover From Previous 2008 Report</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
Windows								
Aluminum	100%			2043	**	5	\$4,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$5,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$18,100	
Interior								
Floors								
Carpet	75%			2028	\$159,400	3	\$18,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Terrazzo	5%			LIFE	**	5	\$600	
Vinyl Tile	20%	Now	\$2,800	2027	\$28,300	3	\$1,200	
<i>Split/Cracked, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And 2nd Floor</i>								
Interior Walls								
Plaster	100%			LIFE	**	5	\$9,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	97%			2032	**	5	\$15,600	
Gypsum Board	1%			LIFE	**	5	\$200	
Plaster	2%			LIFE	**	5	\$200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
Raceway								
Conduit	90%			2027	\$29,200	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,700	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$14,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	40%			2027	\$11,500	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$100,300	10	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	10%			2022	\$11,100	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$7,500	10	\$1,300	
Exit, Service	50%			2022	\$800	1		
Exterior Lighting								
HID	100%			2022	\$42,000	10		

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

Heating

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Nb: Under Construction, No Access. So I Keep The Same Information From Previous Survey On January 04, 2008 By Sm.</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$10,600	
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Water Coil In Steam Boiler</i>								
Central Plant Steam Piping/Pmp	70%			2047	**	4	\$400	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2027	\$17,700	1	\$1,000	
Exterior Pkg Unit - Cooling	70%			2035	**	2	\$500	
Window/Wall Unit	10%			2022	\$2,200	1		
Terminal Devices								
Air Handler/Dir Expansion	20%			2027	\$23,300	1		
No Component	80%							
Heat Rejection								
Dry Cooler	90%			2035	**	2	\$6,700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Interior	80%			2032	**	2	\$300	
Roof	20%			2027	\$3,500	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Electric	100%			2026	\$9,200	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2020	\$400	4	\$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WASHINGTON HEIGHTS BRANCH LIBRARY
Address : 1000 ST. NICHOLAS AVE. @W. 160 STREET
Borough : MANHATTAN **Agency's Number** : W02
Program / Asset # : NPL0W02.000 / 13376 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 17,497 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2109 **Lot** : 55 **BIN** : 1062551

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$278,400	\$195,200
Interior Architecture	\$35,600	\$92,200
Mechanical		\$356,400
Total	\$314,000	\$643,800
Importance Code A	\$278,400	\$195,200
Importance Code B	\$35,600	\$448,600
Total	\$314,000	\$643,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,700			
Interior Architecture	\$19,700	\$1,600	\$500	\$13,600
Electrical	\$300	\$300	\$1,100	\$300
Mechanical	\$5,200	\$3,400	\$9,300	\$4,100
Total	\$66,900	\$5,300	\$10,900	\$18,000
Importance Code A	\$42,600	\$900	\$1,100	\$900
Importance Code B	\$5,000	\$4,400	\$9,800	\$14,400
Importance Code C	\$19,300			\$2,800
Total	\$66,900	\$5,300	\$10,900	\$18,000



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

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

Asset # : 13376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$278,400	LIFE	**	5	\$44,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Upper Floors And Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,900	
Masonry: Limestone	5%	Now	\$31,100	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2035	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Window Replacement Slated For 2017</i>								
Parapets								
Masonry: Brick	60%	Now	\$6,200	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Slated For Completion In 2017 - Parapet Entire</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Face - Parapet Walls</i>								
Masonry: Limestone	15%			LIFE	**	5	\$700	
Metal Security Bars	5%			2042	**			
Stucco Cement	20%	Now	\$900	2032	**	5	\$900	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2027	\$150,700	10	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Repairs In Progress - Slated For Completion In 2017</i>								
Skylight, Metal/Glass	5%			2057	**	10	\$1,900	
Interior								
Floors								
Carpet	3%			2023	\$10,400	3	\$1,600	
Cast in Place Concrete	20%			LIFE	**	5	\$11,500	
Ceramic Tile	2%			2036	**	5	\$500	
Vinyl Tile	40%			2027	\$92,200	3	\$3,900	
Wood	2%			2042	**	5	\$1,000	
Under Construction	33%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Completely Gutted</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
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Folding Partition	5%			2043	**	5	\$5,600	
Gypsum Board	10%			LIFE	**	5	\$2,700	
Plaster	52%	0-2	\$19,300	LIFE	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Sub-basementt And Staircase</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor And Basement, Storage Room, Sub-basement</i>								
Under Construction	33%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor Entire</i>								
<i>Explanation : Slated For Completion 2017</i>								
Ceilings								
Plaster	10%	0-2	\$35,600	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Sub-basement And Staircase</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Sub-basement And Staircase</i>								
Plaster	57%			LIFE	**	5	\$9,300	
Under Construction	33%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor Entire - Slated For Completion 2017</i>								
<i>Explanation : Completely Guttet</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$500	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$500	
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2052	**	5		
Molded Case Bkrs	90%			2052	**	5	\$400	
Wiring								
Thermoplastic	100%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2037	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases And Hallways</i>								
Fluorescent	90%			2037	**	10	\$14,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,100	
Exit, LED	50%			2067	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$2,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment Hot Water Boiler	100%			2047	**	1	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$900	
Terminal Devices Air Handler	50%			2027	\$119,300	1	\$5,400	
Convactor/Radiator	50%			2032	**	1	\$2,800	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	80%			2027	\$115,200	1	\$6,500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
No Component	20%							

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

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

Asset # : 13376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	80%		2027	\$121,800	1	\$8,700	
	No Component	20%						
Heat Rejection								
	Dry Cooler	80%		2032	**	2	\$9,800	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$9,800	
Exhaust Fans								
	Interior	100%		2035	**	2	\$500	
Plumbing								
H/C Water Piping								
	Brass/Copper	20%		2037	**	1		
	Galvanized Steel	80%		2032	**	1		
Water Heater								
	Gas Fired	100%		2025	\$10,400	2	\$300	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2022	\$2,600	4	\$400	
Sewage Ejector(s)								
	Electric	100%		2027	\$4,900	4	\$700	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Basement To 4th Floor, (1) 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WEBSTER BRANCH LIBRARY
Address : 1465 YORK AVE. @ EAST 78TH ST.
Borough : MANHATTAN **Agency's Number** : W03
Program / Asset # : NPL0W03.000 / 13377 **Yr Built/Renovated** : 1906 / 2002
Area Sq Ft : 11,801 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 28 **BIN** : 1045991

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$440,700	
Interior Architecture	\$71,400	
Electrical		\$248,900
Mechanical	\$157,500	\$61,300
Total	\$669,700	\$310,200
Importance Code A	\$440,700	
Importance Code B	\$192,800	\$310,200
Importance Code C	\$36,100	
Total	\$669,700	\$310,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$83,800			
Interior Architecture	\$24,000	\$700		\$300
Electrical	\$10,800	\$1,100	\$1,200	\$1,100
Mechanical	\$2,000	\$1,100	\$2,200	\$1,400
Site Enclosure	\$3,200			
Site Pavements	\$2,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,600	\$6,900	\$7,300	\$6,700
Importance Code A	\$84,300	\$600	\$600	\$600
Importance Code B	\$36,900	\$5,600	\$6,700	\$6,100
Importance Code C	\$9,400	\$700		
Total	\$130,600	\$6,900	\$7,300	\$6,700



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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$161,500	LIFE	**	5	\$25,800	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades - Corners - Near Upper Parapet Walls</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades - Corners - Near Upper Parapet Walls</i>								
Masonry: Granite	5%	Now	\$24,800	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Entry Stair Landing And Stair To Basement</i>								
Masonry: Limestone	25%			LIFE	**	5	\$7,500	
Metal Panel	5%	0-2	\$1,500	2038	**	5	\$3,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Windows								
Wood	100%	0-2	\$227,700	2053	**	5	\$29,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Apartment</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Lexan Panes Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Protective Metal Grilles - Rear Facade</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$700	
Masonry: Brick	75%	Now	\$31,500	LIFE	**	5	\$1,300	1
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls On Roof Above Penthouse</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Parapet Walls On Roof Above Penthouse</i>								
Masonry: Limestone	10%			LIFE	**	5	\$200	
Slate	10%	Now	\$20,500	LIFE	**	5	\$200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping Stones On Parapet Walls</i>								
Roof								
Roll Roofing	95%	2-4	\$5,500	2027	\$27,400	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$51,500	2058	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Skylight Entire</i>								

Interior

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
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,500	
Mosaic Tile	2%			2033	**	5	\$700	
Marble Panels	3%			LIFE	**	5	\$300	
Terrazzo	5%			LIFE	**	5	\$500	
Wood	75%	4+	\$35,300	2043	**	5	\$9,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st And 2nd Floor Reading Areas</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Masonry: Brick	5%	4+	\$5,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Walls</i>								
Plaster	15%	Now	\$36,100	LIFE	**	5	\$1,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Custodial Apartment</i>								
Plaster	70%			LIFE	**	5	\$6,100	
Ceilings								
Masonry: Vault Struct	10%	Now	\$10,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Storage Area In Basement - Water Entering From Stair Landing</i>								
Plaster	90%	0-2	\$8,100	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : basement ceiling</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%			2038	**			
Iron Picket	60%	4+	\$600	2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Front Gate</i>								
Retaining Walls								
Masonry: Brick	100%	Now	\$2,500	2038	**			
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Under Main Entry Stair</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	50%			2041	**			
Masonry: Granite	50%	Now	\$2,900	LIFE	**			
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Saturation In Stone Evident At Entry Platform</i>								

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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

Site Pavements

Activity Yard

Cast in Place Concrete	100%			2033		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038		**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2038		**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	100%			2038		**	1	
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Panelboards

Fused Disc Sw	5%			2036		**	5	
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Molded Case Bkrs	95%			2036		**	5	\$300
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Wiring

Thermoplastic	100%			2038		**	1	
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Motor Controllers

Locally Mounted	100%			2033		**	5	\$100
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Ground

Grounding Devices

Generic	100%	0-2	\$9,900	LIFE		**	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent	93%			2028	\$113,800		10	\$10,100
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*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Reading Areas*

Fluorescent	5%			2028	\$6,100		10	\$500
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Hallways And Toilets*

Fluorescent	2%			2028	\$2,400		10	\$200
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement*

Egress Lighting

Emergency, Battery	50%			2028	\$8,200		10	\$1,400
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Exit, Service	50%			2028	\$900		1	
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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
WEBSTER BRANCH LIBRARY
Asset # : 13377

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

Lighting

Exterior Lighting

HID	20%			2028	\$9,200	10		
No Component	80%							

Alarm

Security System

No Component	30%							
Generic	70%			2036	**	1	\$3,100	

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

Location : Reading Areas, Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%			2028	\$126,600	1-3	\$7,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%			2038	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2033	**	1	\$5,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%			2027	\$17,800	4	\$600	
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Terminal Devices

Convactor/Radiator	100%			2026	\$61,300	1	\$3,800	
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Air Conditioning

Energy Source

Electricity	100%			2036	**	1		
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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
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2022	\$121,700	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3 Units, 4th Floor</i>								
Ext Pkg Unit - Heating/Cooling	25%			2023	\$35,800	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit, 2nd Floor Roof</i>								
Split Unit	10%			2028	\$24,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, 2nd Floor Roof</i>								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2028	\$18,500	1	\$400	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$2,000	2	\$800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$4,900	
No Component	25%							
Exhaust Fans								
Interior	75%			2028	\$30,500	2	\$300	
Roof	10%			2028	\$1,900	2		
No Component	15%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$7,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$400	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2054	**	1-2	\$1,000

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WEST FARMS BRANCH LIBRARY
Address : 2085 HONEYWELL AVE. NEAR E. 180 ST.
Borough : BRONX **Agency's Number** : W04
Program / Asset # : NPL0W04.000 / 13378 **Yr Built/Renovated** : 1954 / 1996
Area Sq Ft : 17,264 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3123 **Lot** : 61 **BIN** : 2013151

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$244,200	
Electrical	\$125,300	
Mechanical		\$607,000
Total	\$369,500	\$607,000
Importance Code A	\$244,200	
Importance Code B	\$125,300	\$607,000
Total	\$369,500	\$607,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,700			
Interior Architecture	\$51,700	\$500		\$8,400
Electrical	\$9,000	\$1,400	\$12,600	\$1,700
Mechanical	\$4,900	\$6,100	\$11,900	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,300	\$12,000	\$28,400	\$20,100
Importance Code A	\$24,600	\$900	\$900	\$900
Importance Code B	\$66,700	\$11,100	\$27,500	\$19,200
Importance Code C	\$2,000			
Total	\$93,300	\$12,000	\$28,400	\$20,100



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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
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
Masonry: Brick	75%	2-4	\$40,000	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
Pre-Cast Concrete	20%	0-2	\$23,400	LIFE	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Paint Peeling</i>								
Windows								
Aluminum	100%			2049	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	15%			LIFE	**	5	\$3,200	
Pre-Cast Concrete	5%	2-4	\$300	LIFE	**	5	\$1,100	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
Roof								
Built-Up (BUR)	100%	Now	\$204,200	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Interior								
Floors								
Carpet	65%			2026	\$222,000	3	\$33,600	
Cast in Place Concrete	15%	Now	\$8,300	LIFE	**	5	\$8,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Rooms - From Ground Water</i>								
Terrazzo	5%	4+	\$12,400	LIFE	**	5	\$1,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Maintenance Corridor And 1st Floor</i>								
Vinyl Tile	15%			2027	\$34,100	3	\$1,500	

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
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	80%			LIFE	**	5	\$1,900	
Plaster	20%	Now	\$2,000	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Walls Along Lot Line (North Facade) And Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations In Basement</i>								
Ceilings								
AcousTile,Adhered	30%	Now	\$3,300	2032	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
AcousTileSusp.Lay-In	45%	0-2	\$17,200	2032	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor And Basement</i>								
Gypsum Board	25%			LIFE	**	5	\$7,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	50%			2037	**	1		
Conduit	50%			2027	\$16,200	1		
Panelboards								
Molded Case Bkrs	70%			2035	**	5	\$300	
Molded Case Bkrs	30%			2026	\$4,600	5	\$100	
Wiring								
Braided Cloth	25%	2-4	\$7,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	75%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$125,300	10	\$11,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	20%			2035	**	10	\$3,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$2,100	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2027	\$13,500	10		
No Component	80%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	**	1	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,300	2035	**	4	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Temperature Control System</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
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	60%			2027	\$141,300	1	\$6,400
	Convactor/Radiator	40%			2032	**	1	\$2,200
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2027	\$142,100	1	\$8,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5 Units. Backyard</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$187,800	1	\$10,700
Heat Rejection								
	Dry Cooler	100%			2027	\$91,100	2	\$12,000
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600
Exhaust Fans								
	Interior	75%			2027	\$44,700	2	\$400
	Roof	25%			2022	\$7,000	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Electric	100%			2025	\$14,800	4	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WEST NEW BRIGHTON BRANCH LIBRARY
Address : 976 CASTLETON AVE. @NORTH BURGHER AVE.
Borough : STATEN ISLAND **Agency's Number** : W05
Program / Asset # : NPL0W05.000 / 13379 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 6,645 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 178 **Lot** : 115 **BIN** : 5004936

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$53,500	
Mechanical	\$35,100	
Total	\$88,500	
Importance Code B	\$88,500	
Total	\$88,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,100			\$1,100
Interior Architecture	\$4,900			\$2,600
Electrical	\$7,300	\$600	\$66,200	\$600
Mechanical	\$2,100	\$1,200	\$2,600	\$1,500
Site Enclosure	\$1,400			
Site Pavements	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$36,700	\$5,700	\$72,800	\$9,700
Importance Code A	\$16,400	\$300	\$300	\$1,400
Importance Code B	\$16,700	\$5,400	\$72,400	\$8,200
Importance Code C	\$3,600			
Total	\$36,700	\$5,700	\$72,800	\$9,700



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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$14,100	LIFE	**	5	\$22,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
Windows								
Aluminum	100%			2043	**	5	\$2,200	
Parapets								
Masonry: Limestone	25%			LIFE	**	5		
No Component	75%							
Roof								
Asphalt Shingle	85%			2040	**	10	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	15%			2035	**	10	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along Edge Of Roof</i>								
Interior								
Floors								
Carpet	45%			2026	\$53,100	3	\$8,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Vinyl Tile	50%			2032	**	3	\$2,200	
Interior Walls								
Plaster	70%	Now	\$1,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Wood	30%			LIFE	**	5	\$12,400	
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$2,300	
Plaster	75%			LIFE	**	5	\$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$1,400	2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Driveway</i>								
Retaining Walls								
Cast in Place Concrete	100%			2047	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$900	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building By Cellar Stair</i>								

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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 600 Amperes Main Disconnect Switch</i>						
<hr/>								
Raceway								
Conduit	90%			2027	\$29,200	1		
Conduit	10%			2037	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	50%			2026	\$7,700	5	\$100	
Molded Case Bkrs	50%			2043	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	10%	2-4	\$2,900	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	10%			2037	**	1		
Thermoplastic	80%			2027	\$23,000	1		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$6,900	10	\$600	
Fluorescent	40%			2022	\$27,600	10	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T8 And T12 Lamps</i>						
HID	5%			2022	\$2,300	10		
Incandescent	45%			2022	\$31,000	2	\$100	
<hr/>								
Egress Lighting								
Emergency, Service	50%			2022	\$1,700	1		
Exit, Service	50%			2022	\$500	1		
<hr/>								
Exterior Lighting								
HID	50%			2032	**	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Walkway</i>						
		<i>Explanation : Pole Mounted Hid Lights</i>						
HID	50%	Now	\$3,900	2037	**			
		<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Facade</i>						
<hr/>								
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,500	
<hr/>								
Fire/Smoke Detection								
No Component	25%							
Generic, Digital	75%			2022	\$53,500	1-3	\$3,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$3,300	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$300	
Terminal Devices								
Air Handler	20%			2032	**	1	\$800	
Fan Coil Unit/Heat	80%			2032	**	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2032	**	1	\$3,100	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$300	
Terminal Devices								
Air Handler/Cool/Ht	20%			2032	**	1	\$800	
Fan Coil - 4 Pipe	80%			2032	**	1	\$1,700	
Heat Rejection								
Dry Cooler	100%			2022	\$35,100	2	\$4,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700	
Exhaust Fans								
Interior	100%			2032	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2047	**	1		
Galvanized Steel	50%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$3,900	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

**NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY**

Asset # : 13379

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : 1 Unit

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

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WESTCHESTER SQUARE BRANCH LIBRARY
Address : 2521 GLEBE AVENUE NEAR OVERING ST.
Borough : BRONX **Agency's Number** : W06
Program / Asset # : NPL0W06.000 / 13380 **Yr Built/Renovated** : 1955 / 2006
Area Sq Ft : 13,026 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$187,500	\$161,900
Interior Architecture	\$41,400	\$138,000
Electrical	\$172,500	
Total	\$401,400	\$299,900
Importance Code A	\$187,500	\$161,900
Importance Code B	\$213,900	\$138,000
Total	\$401,400	\$299,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$70,900			
Interior Architecture	\$8,200			\$2,000
Electrical	\$14,500	\$300	\$36,200	\$100
Mechanical	\$1,500	\$3,100	\$2,500	\$3,400
Total	\$95,100	\$3,400	\$38,700	\$5,500
Importance Code A	\$71,600	\$600	\$800	\$600
Importance Code B	\$23,600	\$2,700	\$37,900	\$4,800
Importance Code C				
Total	\$95,100	\$3,400	\$38,700	\$5,500



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

**NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$3,200	
Masonry: Brick	87%	2-4	\$57,500	LIFE	**	5	\$18,400	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations, All Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$6,000	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Openings</i>								
Granite Panels	5%	Now	\$11,600	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	100%	Now	\$129,900	2052	**	5	\$1,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$1,400	
Masonry: Brick	50%	Now	\$19,200	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Masonry: Limestone	5%	Now	\$1,700	LIFE	**	5	\$200	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								

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

**NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

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

Exterior

Roof

Built-Up (BUR) 100% Now \$32,400 2027 \$161,900

Alligatoring, Extent : Moderate, Area Affected : 15%

Location : At Roof Penetrations

Blisters, Extent : Light, Area Affected : 20%

Location : Throughout

Ponding, Extent : Light, Area Affected : 10%

Location : Center Of Roof

Water Penetration, Extent : Light, Area Affected : 15%

Location : Center Of Roof

Interior

Floors

Cast in Place Concrete 5% LIFE ** 5 \$2,000

Terrazzo 10% LIFE ** 5 \$1,400

Vinyl Tile 85% Now \$41,400 2027 \$138,000 3 \$5,900

Broken/Missing Elements, Extent : Moderate, Area Affected : 40%

Location : Throughout

Uneven Substrate, Extent : Light, Area Affected : 20%

Location : Throughout Basement And 1st Floor

Interior Walls

Glazed Ceramic Panel 5% LIFE **

Plaster 72% LIFE ** 5 \$3,300

SGFT/Glazed Masonry 20% LIFE **

Wood 3% LIFE ** 5 \$1,800

Ceilings

AcousTileConcealSpLn 45% Now \$7,000 2040 ** 5 \$5,200

Misaligned/Bulging, Extent : Light, Area Affected : 20%

Location : Various Locations Throughout

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor At Roof Penetrations

Metal Panel 45% LIFE ** 5 \$10,400

Plaster 10% Now \$1,300 LIFE ** 5 \$1,200

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

Location : Bulkhead

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2027 \$1,500 5 \$300

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

Location : Electrical Room

Explanation : One 350 Amperes And 225 Amperes Main Disconnect Switch

Raceway

Conduit 100% 2027 \$32,500 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,700	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$14,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2027	\$14,400	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$121,600	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	10%			2022	\$13,500	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$9,100	10	\$1,600	
Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting								
HID	100%			2022	\$50,900	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$6,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$600	
Terminal Devices								
Air Handler	50%			2032	**	1	\$4,000	
Convactor/Radiator	50%			2040	**	1	\$2,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
	Electricity	100%		2043	**	1		
Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%		2032	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, Refrigerant 410a.</i>								
Heat Rejection								
	Air Cooled Condenser Unit	100%		2027	\$25,500	2	\$9,100	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,300	
Exhaust Fans								
	Roof	100%		2032	**	2	\$400	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2040	**	1		
Water Heater								
	Gas Fired	100%		2025	\$7,700	2	\$200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						

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

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

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : WOODSTOCK BRANCH LIBRARY
Address : 761 EAST 160TH ST. NEAR FOREST AVE.
Borough : BRONX **Agency's Number** : W07
Program / Asset # : NPL0W07.000 / 13381 **Yr Built/Renovated** : 1914 / 1985
Area Sq Ft : 16,524 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2657 **Lot** : 30 **BIN** : 2004700

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,060,400	\$36,000
Interior Architecture	\$232,600	
Electrical	\$201,700	
Mechanical	\$45,100	\$385,600
Total	\$1,539,800	\$421,600
Importance Code A	\$1,060,400	\$36,000
Importance Code B	\$406,400	\$385,600
Importance Code C	\$73,000	
Total	\$1,539,800	\$421,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$68,400			
Interior Architecture	\$128,400	\$1,800		\$5,100
Electrical	\$27,300	\$200	\$30,400	
Mechanical	\$9,800	\$2,300	\$13,500	\$2,700
Total	\$234,000	\$4,300	\$43,800	\$7,800
Importance Code A	\$69,200	\$800	\$1,000	\$800
Importance Code B	\$164,800	\$2,300	\$42,800	\$7,000
Importance Code C		\$1,200		
Total	\$234,000	\$4,300	\$43,800	\$7,800



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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$563,200	LIFE	**	5	\$36,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Custodian Apartment Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction - Slated For Completion 2017. Report To Follow Is A Carryover From 2008</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,100	
Masonry: Limestone	30%	Now	\$188,300	LIFE	**	5	\$12,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Windows								
Aluminum	15%	Now	\$25,700	2052	**	5	\$300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Vacant Custodian Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacant Custodian Apartment</i>								
Aluminum	30%	Now	\$5,100	2043	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Wall</i>								
Steel	5%	Now	\$10,700	2052	**	5	\$1,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Wood	50%			2035	**	5	\$19,700	

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$113,400	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Façade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Façade</i>								
<i>Explanation : Protection Fabric Has Been Installed</i>								
Masonry: Limestone	20%	Now	\$5,500	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping And South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Sandstone	5%	Now	\$11,600	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At East, West And North Parapets</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping At East, West And North Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping At North Parapets</i>								
<i>Explanation : This Material Is Actually Bluestone</i>								
Roof								
Modified Bitumen	100%	Now	\$195,600	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third And First Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third And First Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third And First Floors</i>								

Interior

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%	2-4	\$98,800	2029	\$98,800	3	\$11,200	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>					
			<i>Location : First Floor</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : First Floor</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : First Floor</i>					
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2036	**	5	\$1,200	
Vinyl Tile	45%	Now	\$98,700	2037	**	3	\$4,200	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement, Second And Third Floors</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement, Second And Third Floors</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Basement, Second And Third Floors</i>					
Wood	10%	Now	\$25,500	2055	**	5	\$2,300	
			<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Third Floor At Custodian Apartment</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Third Floor At Custodian Apartment</i>					
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Plaster	90%	Now	\$73,000	LIFE	**	5	\$13,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : First And Third Floors At Custodian Apartment</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Second And Third Floors</i>					
			<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Second And Third Floors</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : First And Third Floors</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
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%	Now	\$4,100	LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	90%	Now	\$60,900	LIFE	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Second Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First And Third Floors</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Third Floors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$400	
Raceway								
Conduit	100%			2027	\$32,500	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,700	5	\$400	
Wiring								
Braided Cloth	95%	2-4	\$27,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2022	\$137,100	10	\$12,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	20%			2035	**	10	\$3,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2022	\$4,200	1		
Emergency, Battery	50%			2022	\$11,500	10	\$2,000	
Exterior Lighting								
HID	100%			2022	\$64,600	10	\$100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Survey. Under Construction. Kept The Same Information From Last Survey.</i>								
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$8,200	
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$800	
Terminal Devices								
Air Handler	20%			2022	\$45,100	1	\$2,000	
Convactor/Radiator	80%			2032	**	1	\$4,300	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2027	\$136,000	1	\$7,700	
Terminal Devices								
Air Handler/Dir Expansion	100%			2027	\$179,200	1		
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$11,500	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$5,300	2027	\$26,600	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Both Roof Fans - Replace Motors, Belts And Enclosure Covers</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$70,300	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cold Water Service Valves, Strainer And Check Valve Are Corroded</i>								
Water Heater								
Gas Fired	100%			2025	\$9,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$2,400	4	\$400	
Sewage Ejector(s)								
Electric	100%			2022	\$4,600	4	\$700	
Backflow Preventer								
No Component	90%							
Generic	10%			2032	**	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

NEW YORK PUBLIC LIBRARY - FY 2019

Asset Name : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.
Borough : MANHATTAN **Agency's Number** : Y01
Program / Asset # : NPLOY01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013
Area Sq Ft : 13,112 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$452,400	
Interior Architecture	\$255,800	\$28,200
Electrical	\$7,400	\$187,100
Mechanical	\$211,900	\$103,300
Total	\$927,500	\$318,600
Importance Code A	\$452,400	
Importance Code B	\$401,500	\$318,600
Importance Code C	\$73,600	
Total	\$927,500	\$318,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,200	\$9,500		\$11,600
Interior Architecture	\$19,600	\$4,400	\$400	\$26,100
Electrical	\$32,800	\$200	\$300	\$13,200
Mechanical	\$1,900	\$3,200	\$2,600	\$33,900
Site Enclosure	\$5,100			
Site Pavements	\$3,400			
Total	\$72,100	\$17,300	\$3,200	\$84,700
Importance Code A	\$9,900	\$10,200	\$600	\$12,300
Importance Code B	\$59,300	\$7,100	\$2,600	\$72,400
Importance Code C	\$2,900			
Total	\$72,100	\$17,300	\$3,200	\$84,700



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

NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	\$182,700	LIFE	**	5	\$26,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West And South Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd And 4th Stories</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South (Rear) Façade</i>								
Masonry: Limestone	25%	0-2	\$135,000	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Street Façade</i>								
Slate Panels	2%			LIFE	**	5	\$600	
Stucco Cement	5%			2033	**	5	\$4,900	
Windows								
Metal Louvers	3%			2031	**	10	\$900	
Steel	20%	0-2	\$55,200	2053	**	5	\$5,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Lot Line Facades</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Lot Line Facades</i>								
Wood	40%	0-2	\$79,500	2053	**	5	\$9,400	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 3rd And 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 3rd And 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 3rd And 4th Floors</i>								
Wood	37%			2036	**	5	\$17,300	
Parapets								
Masonry: Brick	85%	0-2	\$9,200	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof At 2nd Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof At 2nd Floor</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Masonry: Limestone	10%			LIFE	**	5	\$200	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof								
Modified Bitumen	100%			2033	**	10	\$9,100	

Interior

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%			2027	\$113,000	3	\$11,800	
Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$1,000	
Vinyl Tile	15%			2028	\$28,200	3	\$1,100	
Vinyl Tile	10%	Now	\$18,800	2038	**	3	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile 9" X 9"	10%			2023	\$24,400	3	\$1,000	
Wood	15%	Now	\$109,500	2068	**	5	\$2,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor</i>								
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$800	
Gypsum Board	20%			LIFE	**	5	\$4,400	
Plaster	55%			LIFE	**	5	\$6,100	
Plaster	22%	Now	\$73,600	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd and 4th Floors</i>								
Ceilings								
AcousTileConcealSpLn	10%			2033	**	5	\$2,500	
Exposed Concrete	5%			LIFE	**	5	\$200	
Plaster	60%			LIFE	**	5	\$7,400	
Plaster	25%	Now	\$72,600	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd And 4th Floors</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,000	2048	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Base Of Fence At Front Areaway Stairs Leading To Basement</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Front Areaway</i>								

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YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2038	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$4,000	2038	**			
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Front Areaway</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Front Areaway</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Vaulted Archway Supporting Main Entry Landing</i>					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,500	2041	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Sidewalk Flags At Main Entrance</i>					
On-Site Walkways								
Masonry: Granite	100%	Now	\$1,900	LIFE	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Main Entry Landing</i>					
Activity Yard								
Cast in Place Concrete	100%			2033	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,700	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Available Nameplate Rating Capacity</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$36,500	5	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : I- Vertical Section</i>					
Raceway								
Conduit	70%			2028	\$24,700	1		
Conduit	30%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	65%			2027	\$11,000	5	\$200	
Molded Case Bkrs	30%			2036	**	5	\$100	

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YORKVILLE BRANCH LIBRARY
Asset # : 13382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$21,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,700	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2028	\$111,100	10	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floors Reading Area</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2023	\$7,400	10	\$600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2036	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fluorescent	10%			2028	\$14,800	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	5%			2023	\$7,400	2		
Egress Lighting								
Emergency, Battery	50%			2028	\$10,000	10	\$1,600	
Exit, Service	50%			2028	\$1,100	1		
Exterior Lighting								
Fluorescent	5%			2023	\$2,400	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
Incandescent	5%			2023	\$2,400	2		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$13,400	1	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

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YORKVILLE BRANCH LIBRARY
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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